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**ARTICLE 6**  
**Definitions**

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## **CHAPTER 27.60 - DEFINITIONS/GLOSSARY**

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### **27.60.010 - Purpose of Chapter**

This Chapter provides definitions of terms and phrases used in this Zoning Ordinance that are technical or specialized, or that may not reflect common usage. If any of the definitions in this Chapter conflict with definitions in other provisions of the Municipal Code, these definitions shall control for the purposes of this Zoning Ordinance. If a word is not defined in this Chapter, or in other provisions of the Town of Windsor Code, the Director shall determine the correct definition.

### **27.60.020 - Definitions of Specialized Terms and Phrases**

As used in this Zoning Ordinance, the following terms and phrases shall have the meaning ascribed to them in this Section, unless the context in which they are used clearly requires otherwise.

#### **A. Definitions, "A."**

**Accessible Path of Travel.** A barrier free access route without any abrupt level changes. Accessible paths shall be maintained free of overhang obstructions to an 80” minimum and at least 48” in width. Accessible paths of travel shall comply with the accessibility requirements of the Town’s adopted California Code of Regulations, Title 24. (Rev. Ord. 2009-256)

**Accessory Dwelling Unit.** An attached or detached dwelling unit that provides complete independent living facilities on the same parcel as a legal single-family residence, including permanent provisions for living, sleeping, eating, cooking and sanitation. An accessory dwelling unit may be located within the living space of an existing primary single-family residence, may be an efficiency dwelling (only if the Town allows Junior Accessory Dwelling Units) as defined in Section 17958.1 of the California Health and Safety Code, and may be a manufactured home, as defined in Section 18007 of the California Health and Safety Code. Accessory dwellings are not accessory uses as defined in this Section. (Rev. 04/08/2018, Ord. 2017-319)

**Accessory Retail Uses.** The retail sales of various products (including food service) in a store or similar facility that is located within a health care, hotel, office, or industrial complex. These uses include pharmacies, gift shops, and food service establishments within hospitals; convenience stores and food service establishments within hotel, office and industrial complexes.

**Accessory Structure.** A structure that is physically detached from, secondary and incidental to, and commonly associated with the primary structure. For the purposes of this Zoning Ordinance, accessory structures and uses include: detached garages, greenhouses, artist's studios, recreation rooms, hobby shop, workshops; playhouse/structures; and any other open air enclosures, including gazebos and detached patio covers. Residential accessory uses and

structures shall not be used as a living unit/space nor for commercial purposes and shall not contain kitchen/and or cooking facilities. (Rev. 04/18/07 Ord. 2007-214 & Rev. 09/06/08 Ord. 2007-241)

**Accessory Use.** A use customarily incidental to, related and clearly subordinate to a principal use established on the same parcel, which does not alter the principal use nor serve property other than the parcel where the principal use is located. (Rev. 09/06/08 Ord. 2007-241)

**Adult Day Care Facilities.** State-licensed facilities that provide nonmedical care and supervision for more than six adults for periods of less than 24 hours, with no overnight stays.

**Adult Business Establishment.** Any adult bookstore, adult hotel or motel, adult motion picture arcade, adult motion picture theater, cabaret, or any other business or establishment that offers its patrons services or entertainment characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas," but not including those uses or activities, the regulation of which is preempted by state law.

1. **Specified anatomical areas** shall mean and include any of the following: 1) less than completely and opaquely covered human i) genitals or pubic region; ii) buttocks; and iii) female breast below a point immediately above the top of the areola; 2) human male genitals in a discernibly turgid state, even if completely and opaquely covered; 3) any device, costume or covering that simulates any of the body parts included in subparts 1) or 2) above.
2. **Specified sexual activities** shall mean and include any of the following, whether performed semi-nude or directly or indirectly through clothing or other covering: 1) the fondling or other erotic touching of human genitals, public region, buttocks, anus, or female breast; 2) sex acts, actual or simulated, including intercourse, oral copulation, or sodomy; 3) masturbation, actual or simulated; 4) excretory functions as part of or in connection with any of the other activities described in subparts 1) through 3) above.

**Affordable.** Dwelling units (both rental and ownership) that are affordable to qualified households making 120 percent or less of the county median income, adjusted for household size appropriate for the unit, with monthly housing payments calculated per affordable housing expense not to exceed the following:

For renters, affordable housing expense shall include rent plus a Utility Allowance and shall not exceed:

Very low income:	30% of 50% AMI, adjusted for household size
Low income:	30% of 60% of AMI, adjusted for household size
Moderate Income:	30% of 110% of AMI, adjusted for household size

For owners, affordable housing expense shall include principal, interest, PMI, property taxes, insurance, homeowner's association dues, property maintenance and a Utility

Allowance and shall not exceed:

Very low income:	30% of 50% AMI, adjusted for household size
Low income:	30% of 70% of AMI, adjusted for household size
Moderate Income:	35% of 110% of AMI, adjusted for household size
Moderate Income:	38% of 110% of AMI, adjusted for household size with no Town subsidy or concession

(Rev. 01/07/09, Ord. 2009-250)

**Agent.** A person authorized in writing by the property owner to represent and act for a property owner in contacts with Town employees, committees, Commissions, and the Council, regarding matters regulated by this Zoning Ordinance.

**Agricultural Buffer.** An area of separation between urban development and land used for agricultural operations such as crop production, orchards or vineyards, that involve cultivation, maintenance, and/or harvesting practices that have the potential to conflict with adjacent non-agricultural land uses. An agricultural buffer is provided on the parcel or parcels proposed for urban development and is of a sufficient width to minimize the potentially adverse effects of the agricultural operations on urban uses.

**Agricultural Products Processing.** This land use consists of the processing of harvested crops to prepare them for on-site marketing or processing and packaging elsewhere. Includes the following:

alfalfa cubing	drying of corn, rice, hay, fruits and vegetables
corn shelling	grain cleaning and custom grinding
cotton ginning	hay baling and cubing
custom grist mills	pre-cooling and packaging of fresh or farm-dried fruits and vegetables
custom milling of flour, feed and grain	sorting, grading and packing of fruits and vegetables
dairies (but not feedlots, see instead "Livestock Operations, Sales Yards, Feedlots, Stockyards")	

Does not include wineries, which are separately defined.

**Agricultural Structure.** A structure for sheltering or confining animals, or agricultural equipment, hay, feed, etc.

**Agricultural Worker Housing.** Residential housing whose occupancy is restricted to persons who are employed in, raising or harvesting any agricultural commodities. Prior to construction of such housing, the developer shall enter into an agreement with the Town that ensures occupancy by qualified residents only. (Revised 03/03/04, ORD. 2004-178)

**Alcoholic Beverage Sales.** The retail sale of beer, wine, and/or other alcoholic beverages for on- or off-premise consumption.

**Alley.** A public or private roadway, typically 12 feet wide, that provides vehicle access to the rear or side of parcels having other public street frontage that is not intended for general traffic circulation.

**Allowed Use.** A use of land identified by Article 2 (Zoning Districts and Allowable Land uses) as a permitted or conditional use that may be established with land use permit and, where applicable, site plan and design review and/or Building Permit approval, subject to compliance with all applicable provisions of this Zoning Ordinance.

**Alteration.** Any construction or physical change in the internal arrangement of rooms or the supporting members of a structure, or a change in the external appearance of any structure, not including painting.

**Alteration to Historic Structure.** Any exterior change or modification, through public or private action, to a property that has a Historic District overlay. Changes or modifications may be made to structures or designated architecturally significant furniture and fences, landscape accessories, light fixtures, plaques, signs, steps, street plantings, or walls.

**Animal Keeping.** The keeping or raising of farm animals and household pets, as defined in Municipal Code Chapter 4.

**AMI.** Area Median Income, adjusted for family size, applicable to Sonoma County as published annually pursuant to Title 25 of the California Code of Regulations, Section 6932 (or successor statutes) by the United States Department of Housing and Urban Development or its successor in accordance with California Health and Safety Code Sections 50079.5, 50105 and 50093 or successor statutes. (Rev. 01/07/09, Ord. 2009-250)

**Antenna.** One or more rods, panels, discs or similar devices used for the transmission or reception of radio or electromagnetic frequency signals.

1. **Omni-directional antenna** ("whip" antenna) transmits and receives radio frequency signals in a 360; radial pattern. For the purpose of this document, an omni-directional antenna is up to 15 feet in height and up to seven inches in diameter.
2. **Directional antenna** ("panel" antenna) transmits and receives radio frequency signals in a specific directional pattern of less-than 360.
3. **Parabolic antenna** ("dish" antenna) is a bowl-shaped device for the reception and transmission of radio frequency signals in a specific directional pattern. Also referred to as a satellite dish.

**Apartment.** See "Multi-Family Dwellings."

**Approval.** Includes both approval and approval with conditions.

**Architectural Features.** Exterior building features including roofs, windows, doors, porches, etc.

**Area of a Lot.** See "Lot Area."

**Art, Antique, Collectible and Gift Sales.** Retail sales uses including antique shops, art galleries, curio, gift, and souvenir shops, and the sales of collectible items including sports cards and comic books. Stores selling handcrafted items that are produced on the site are instead defined as "Artisan Shops."

**Artisan/Craft Product Manufacturing.** Establishments manufacturing and/or assembling small products primarily by hand, including jewelry, pottery and other ceramics, as well as small glass and metal art and craft products.

**Artisan Shops.** Retail stores selling art glass, ceramics, jewelry, and other handcrafted items, where the facility includes an area for the crafting of the items being sold.

**Assessed Value.** The value of a structure as shown in the records of the County Assessor.

**Attic.** The area located between the uppermost plate and the roof or ridge of a structure.

**Auto and Vehicle Sales/Rental.** Retail establishments selling and/or renting automobiles, trucks and vans. May also include repair shops and the sales of parts and accessories, incidental to vehicle dealerships. Does not include: the sale of auto parts/accessories separate from a vehicle dealership (see "Auto Parts Sales"); bicycle and moped sales (see "General Retail Stores"); mobile home sales (see "Mobile Home and RV Sales"); tire recapping establishments (see "Vehicle Services"); businesses dealing exclusively in used parts, (see "Recycling - Scrap and Dismantling Yards"); or "Service Stations," which are separately defined.

**Auto Parts Sales.** Stores that sell new automobile parts, tires, and accessories. May also include minor parts installation (see "Vehicle Services"). Does not include tire recapping establishments, which are found under "Vehicle Services" or businesses dealing exclusively in used parts, which are included under "Recycling - Scrap and Dismantling Yards."

**Automated Teller Machines (ATM).** Computerized, self-service machines used by banking customers for financial transactions, including deposits, withdrawals and fund transfers, without contact with financial institution personnel. The machines may be located at or within banks, or in other locations, in compliance with Section 27.34.050 (Automated Teller Machines).

**Automobile Dismantling Yard.** See "Recycling - Scrap, and Dismantling Yards."

**Automobile Repair.** See "Vehicle Services."

**Aviaries.**

1. **Residential:** Large bird cages used for non-commercial keeping of birds; an accessory residential use.
2. **Commercial:** Large bird cages used for commercial purposes to keep birds.

**B. Definitions, "B."**

**Bail Bonds.** A person or corporation who operate a business that will act as a surety and pledge money or property as bail for the appearance of a criminal defendant in court. (Ord. 2009-258)

**Banks and Financial Services.** Financial institutions including:

banks and trust companies	securities/commodity contract brokers and dealers
credit agencies	security and commodity exchanges
holding (but not primarily operating) companies	vehicle finance (equity) leasing agencies
lending and thrift institutions	other investment companies

See also, "Automated Teller Machine," above.

**Barbed wire.** A strand of twisted wire armed with barbs or sharp points.

**Bars and Night Clubs.** Any bar, cocktail lounge, discotheque, or similar establishment, which may also provide live entertainment (music and/or dancing, comedy, etc.) in conjunction with alcoholic beverage sales. These facilities do not include bars that are part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. May also include beer brewing as part of a brew pub or micro- brewery.

**Bed and Breakfast Inns (B&Bs).** Residential structures with one family in permanent residence with up to five bedrooms rented for overnight lodging, where meals may be provided subject to Section 27.34.060 (Bed and Breakfast Inns), and applicable Health Department regulations. A Bed and Breakfast Inn with more than five guest rooms is considered a hotel or motel, and is included under the definition of "Hotels and Motels." Does not include room rental, which is separately defined.

**Bonus unit.** A dwelling unit ("designated dwelling unit") within a housing development which would be reserved for sale or rent to, and affordable to, very low, or low income households, or qualifying senior residents.

**Broadcasting Studios.** Commercial and public communications uses including radio and television broadcasting and receiving stations and studios, with facilities entirely within buildings. Does not include transmission and receiving apparatus such as antennas and towers, which are under the definition of "Telecommunications Facilities."

**Building.** See "Structure."

**Building Material Stores.** Retail establishments selling lumber and other large building materials, where most display and sales occur indoors. Includes paint, wallpaper, glass, and fixtures. Includes stores selling to the general public, even if contractor sales account for a major proportion of total sales. Includes incidental retail ready-mix concrete operations, except where excluded by a specific zoning district. Establishments primarily selling electrical, plumbing, heating, and air conditioning equipment and supplies are classified in "Warehousing, Wholesaling and Distribution." Hardware stores are listed in the definition of "General Retail Stores," even if they sell some building materials.

**Business Support Services.** Establishments primarily within buildings, providing other businesses with services including maintenance, repair and service, testing, rental, etc., also includes:

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| blueprinting   | janitorial services                                      |
| business equipment repair services<br>(except vehicle repair, see "Vehicle Services")                | mail advertising services<br>(reproduction and shipping) |
| commercial art and design (production)   | mail box services  |
| computer-related services (rental, repair)   | other "heavy service" business services                  |
| copying, quick printing and blueprinting services  | outdoor advertising services                             |
| equipment rental businesses within<br>buildings (rental yards are "Storage Yards<br>and Sales Lots") | photocopying   |
| film processing laboratories   | photofinishing   |
| heavy equipment repair services where repair<br>repair occurs on the client site                     | protective services (other than office related)          |
|  | soils and materials testing laboratories                 |
|  | window cleaning  |

## C. Definitions, "C."

**Cabinet Shop.** See "Furniture and Fixtures Manufacturing, Cabinet Shops."

**California Environmental Quality Act (CEQA).** State law (California Public Resources Code Sections 21000 et seq.) requiring public agencies to document and consider the environmental effects of a proposed action, prior to allowing the action to occur.

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

**Car Washes.** Permanent, self-service and/or attended car washing establishments, including fully mechanized facilities. May include detailing services. Temporary car washes are fund-raising activities, typically conducted at a service station or other automotive-related business, where volunteers wash vehicles by hand, and the duration of the event is limited to one day. See 27.42.040 (Temporary Use Permits).

**Caretaker Housing.** A residence that is accessory to a nonresidential primary use of the site, where needed for security, or 24-hour care or supervision.

**Cell site.** A geographical area with a radius of two to eight miles that contains both transmitting and receiving antennas.

**Cellular.** An analog or digital wireless communication technology that is based on a system of interconnected neighboring cell sites, each of which contains antennas.

**Certificate of Public Convenience and Necessity.** A certificate issued by the California Public Utilities Commission (CPUC).

**Check Casher.** A person or entity that for compensation, engages in whole or in part in the business of cashing checks, warrants, drafts, money orders, or other commercial paper serving the same purpose. Also, includes the business of deferred deposits whereby the check casher refrains from depositing a personal check written by a customer until a specific date pursuant to a written agreement as provided in Civil Code sec 1789.31. It does not include a state or federally chartered bank, savings association, credit union, or industrial loan company, retail seller engaged primarily in the business of selling consumer goods that cashes checks or issues money orders and is incidental to its main purpose or business and is offered as a service to its customers. (Ord. 2009-258)

**Check Cashing/Cash Advance Businesses.** Checking cashing/cash advance Businesses shall mean any establishment whose primary purpose is to provide cash advances, pay day loans, pay day advances, and similar services and any licensee or deferred deposit originator as defined in Financial Code Section 23001. It does not include a state or federally chartered bank, savings association, credit union, or industrial loan company, retail seller engaged primarily in the business of selling consumer goods that cashes checks or issues money orders and is incidental to its main purpose or business and is offered as a service to its customers. (Ord. 2009-258)

**Chemical Product Manufacturing.** Manufacturing facilities that produce or use basic chemicals, and other establishments creating products predominantly by chemical processes. Facilities included in this definition manufacture three general classes of products:

1. Basic chemicals, including acids, alkalies, salts, and organic chemicals;
2. Chemical products to be used in further manufacture, including synthetic fibers, plastic materials, dry colors, and pigments; and
3. Finished chemical products to be used for ultimate consumption, including drugs, cosmetics, and soaps; or to be used as materials or supplies in other industries including paints, fertilizers, and explosives.

Also includes sales and transportation establishments handling the chemicals described above in other than one of the uses listed under Retail Trade Uses in Article 2 (Zoning Districts and Allowable Land Uses).

**Child Day Care Facilities.** Facilities that provide nonmedical care and supervision of minor children for periods of less than 24 hours. These facilities include the following, all of which are required to be licensed by the California State Department of Social Services.

1. **Child Day Care Center.** Commercial or non-profit child day care facilities designed and approved to accommodate 15 or more children. Includes infant centers, preschools, sick-child centers, and school-age day care facilities. These may be operated in conjunction with a school or church facility, or as an independent land use.
2. **Large Family Day Care Home.** A day care facility located in a single-family residence where an occupant of the residence provides care and supervision for nine to 14 children. Children under the age of 10 years who reside in the home count as children served by the day care facility.
3. **Small Family Day Care Home.** A day care facility located in a single-family residence where an occupant of the residence provides care and supervision for eight or fewer children. Children under the age of 10 years who reside in the home count as children served by the day care facility.

**Clubs, Lodges, and Private Meeting Halls.** Permanent, headquarters-type and meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members, including facilities for:

- |   |                                       |
|---|---------------------------------------|
| business associations                     | political organizations               |
| civic, social and fraternal organizations | professional membership organizations |
| labor unions and similar organizations    | other membership organizations        |

**Co-location.** The use of a single support structure, including but not limited to, a building, monopole, lattice tower, or water tank, by more than one licensed personal wireless communication service provider.

**Commission.** See "Planning Commission."

**Common Interest Development.** Any residential condominium, community apartment house, or stock cooperative.

**Community Centers.** Multi-purpose meeting and recreational facilities typically consisting of one or more meeting or multi-purpose rooms, kitchen and/or outdoor barbecue facilities, that are available for use by various groups for such activities as meetings, parties, receptions, dances, etc.

**Community Garden.** A site used for growing plants for food, fiber, herbs, flowers, which is shared and maintained by nearby residents.

**Concertina fencing.** A type of razor wire or barbed wire in which pairs of loops are clipped together in a coil configuration.

**Concrete, Gypsum, and Plaster Product Manufacturing.** Manufacturing establishments producing bulk concrete, concrete building block, brick and all types of precast and prefab concrete products. Also includes ready-mix concrete batch plants, lime manufacturing, and the manufacture of gypsum products, including plasterboard. A retail

ready-mix concrete operation as an incidental use in conjunction with a building materials outlet is defined under "Building Material Stores."

**Condominium.** As defined by Civil Code Section 1315, a development where undivided interest in common in a portion of real property is coupled with a separate interest in space called a unit, the boundaries of which are described on a recorded final map or parcel map.

**Contractor Storage Yards.** Storage yards for contractor equipment and supplies.

**Convenience Stores.** Retail stores of 3,500 square feet or less in gross floor area, which carry a range of merchandise oriented to convenience and travelers' shopping needs. These stores may be part of a service station or an independent facility.

**County.** The County of Sonoma, State of California.

#### **D. Definitions, "D."**

**Demolition.** Any act or process that destroys entirely or in part, an individual cultural resource or other designated historic structure.

**Density.** The number of housing units per net acre, unless otherwise stated, for residential uses.

**Density Bonus.** As defined by State law (Government Code Section 65915 et seq.), is an increased density of at least 25 percent over the maximum authorized density which is granted to a owner/developer of a housing project agreeing to construct a prescribed percentage of very low and/or low income dwelling units. When determining the number of dwelling units that are to be affordable, the number of dwelling units authorized by the density bonus shall not be included.

**Density Bonus Housing Agreement.** A legally binding agreement between an owner/developer and the Town to ensure that the requirements of this Chapter are satisfied. The agreement shall establish the number of bonus units, their size, location, terms, and conditions of affordability, and production schedule. The agreement shall also require proper management and maintenance of the units.

**Density Bonus Units.** Residential units which exceed the otherwise maximum residential density for the development site.

**Department.** The Windsor Planning Department referred to in this Zoning Ordinance as "Department."

**Design Guidelines.** In relation to historic structures, the appropriate and inappropriate methods of rehabilitation and construction shall be those listed in the Secretary of Interior's Standards for Rehabilitation, provided by the United States Department of the Interior.

**Designated Historic Landmark.** Any improvement or natural feature that has been designated an historic landmark of the Town.

**Detached.** Any structure that does not have a wall or roof in common with another structure.

**Developer.** A person, firm, corporation, partnership, or agency who proposes to divide, subdivide, or construct improvements on real property for oneself or others. (Revised 01/07/09, ORD. 2009-250)

**Development.** Any construction activity or alteration of the landscape, its terrain contour or vegetation, including the erection or alteration of structures. New development is any construction, or alteration of an existing structure or land use, or establishment of a land use, after the effective date of this Zoning Ordinance.

**Development Agreement.** A contract between the Town and an applicant for a development project, in compliance with Chapter 27.46 (Development Agreements) and Government Code Sections 65864 et seq. A development agreement is intended to provide assurance to the applicant that an approved project may proceed subject to the policies, rules, regulations, and conditions of approval applicable to the project at the time of approval, regardless of any changes to Town policies, rules, and regulations after project approval. In return, the Town may be assured that the applicant will provide infrastructure and/or pay fees required by a new project.

**Director.** The Town of Windsor Planning Director or designee of the Director.

**Diseased Trees.** Trees afflicted by, but not limited to, any of the following: insect infestation, heart rot, exfoliation, slime flux, crown rot, leaf scorch, and root fungus that shall be evaluated, treated and re-evaluated in an effort to restore or save the tree.

**District.** See "Zoning District."

**Display, Sexually Explicit.** A picture or illustration displaying male or female genitals, pubic hair, perineums, anuses, or anal regions, the female breast or any portion thereof below the top of the nipple; the depiction of covered male genitals in a discernibly turgid state, where the picture or illustration depicting explicit sexual acts has as its purpose, or effect, sexual arousal, gratification or affront.

**Drive-in and Drive-thru Sales.** Facilities where food or other products may be purchased by motorists without leaving their vehicles. These facilities include fast-food restaurants, drive-through coffee, dairy product, photo stores, etc.

**Drive-in and Drive-thru Services.** Facilities where services may be obtained by motorists without leaving their vehicles. These facilities include drive-up bank teller windows, dry cleaners, etc. Does not include: automatic teller machines (ATMs) or automobile service stations, or car washes, which are separately defined.

**Duplex.** See "Multi-Family Dwellings."

**Dwelling, Dwelling Unit, or Housing Unit.** A room or group of internally connected rooms that have sleeping, cooking, eating, and sanitation facilities, but not more than one kitchen, which constitute an independent housekeeping unit, occupied by or intended for one household on a long-term basis.

**E. Definitions, "E."**

**Easement.** A grant of one or more of the property rights by the property owner to and/or for the use by the public, a corporation or another person or entity.

**Economic Hardship.** With respect to a historic structure, a substantial economic burden placed on the owner by some aspect of the historic property. A hardship is determined by the Commission based upon a showing of financial impact in compliance with Section 27.16.050 (Historic Overlay District).

**Efficiency Kitchen.** A kitchen which includes all of the following: sink with a minimum waste line of 1.5 inches; cooking appliances that do not require electrical service greater than 120 volts, or natural or propane gas; a limited food preparation counter; and storage cabinets. The entire kitchen shall not exceed 8 lineal feet, unless existing counter space is being converted to an efficiency kitchen use in which case the counter space shall not exceed 8 lineal feet. (Rev. 04/08/2018, Ord. 2017-319)

**Efficiency Unit.** An efficiency unit as defined in Health and Safety Code Section 17958.1. (Rev. 04/08/2018, Ord. 2017-319)

**Electromagnetic Field.** The local electric and magnetic fields caused by voltage and the flow of electricity that envelop the space surrounding an electrical conductor.

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

Appliances such as stoves/ovens, refrigerators, freezers, laundry equipment, fans, vacuum cleaners, sewing machines	Miscellaneous electrical machinery, equipment and supplies, such as batteries, X-ray apparatus and tubes, electromedical and electrotherapeutic apparatus, electrical equipment for internal combustion engines
Aviation instruments	Motors and generators
Electrical transmission and distribution equipment	Optical instruments and lenses
Electronic components and accessories and semiconductors, integrated circuits and related devices	Photographic equipment and supplies

Electronic instruments, components and equipment , such as calculators and computers	Pre-recorded magnetic tape
Electrical welding apparatus	Radio and television receiving equipments such as television and radio sets, phonograph records and surgical, medical and dental instruments, equipment and supplies
Lighting and wiring equipment, such as lamps and fixtures, wiring devices, vehicle lighting	Surveying and drafting instruments
Industrial apparatus	Telephone an telegraph apparatus
Industrial controls	Transformers, switch gear and switchboards
Instruments for measurement, testing, analysis and control, associated sensors and accessories	Watches and clocks

Does not include testing laboratories (soils, materials testing, etc.). (see "Business Support Services"), or research and development facilities separate from manufacturing (see "Research and Development")

**Emergency Shelter** shall mean any facility with overnight sleeping accommodations, the primary purpose of which is to provide temporary shelter for the homeless in general or for specific populations of homeless. The facility provides minimal supportive services and is limited to occupancy of six months or less by a homeless person. (Added 09/17/2014, ORD. 2014-287)

**Enhanced Specialized Mobile Radio.** A digital wireless communication technology that specializes in providing dispatching services.

**Enlargement of Use.** The expansion of a land use activity on a site or within a structure so that the use/activity occupies more floor or site area.

**Environmental Impact Report (EIR).** An informational document used to assess the physical characteristics of an area and to determine what effects will result if the area is altered by a proposed action, prepared in compliance with the California Environmental Quality Act (CEQA).

**Equestrian Facilities.** Commercial horse, donkey, and mule facilities including horse ranches, boarding stables, riding schools and academies, horse exhibition facilities (for shows or other competitive events), pack stations, and barns, stables, corrals and paddocks accessory and incidental to these uses.

**Equipment Rental.** Service establishments with outdoor storage/rental yards, which may offer a wide variety of materials and equipment for rental, including construction equipment.

**Equipment Structure.** With respect to telecommunications facilities, a structure, shelter, cabinet, or vault used to house and protect the electronic equipment necessary for

processing wireless communication signals. Associated equipment may include air conditioning, backup power supplies and emergency generators.

**F. Definitions, "F."**

**FAA.** The U.S. Federal Aviation Administration.

**Fabric Product Manufacturing.** Manufacturing establishments fabricating clothing, draperies, and other products by cutting and sewing purchased textile fabrics, and related materials such as leather, rubberized fabrics, plastics and furs. Custom tailors and dressmakers not operating as a factory and not located on the site of a clothing store ("General Retail Stores") are instead included under "Personal Services." See also, "Textile and Leather Product Manufacturing."

**Façade.** The face and/or wall of a structure and/or building. For the purposes of calculating or determining setbacks, patios, decks, steps, landings, bay windows and other similar architectural features are not considered the façade of a building. (Rev.08/17/05, ORD. 2005-194)

**FCC.** The U.S. Federal Communications Commission.

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

**Fence.** A barrier used for the purpose of marking a boundary, enclosing an area, screening, and/or preventing escape or intrusion. Walls, screens, trellises, and other similar linear features are included in the definition of fences. (Revised 08/17/05, ORD. 2005-194)

**Flower Tower.** A structure that integrates a monopole into a light pole or other utility pole.

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

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|---|---|
| bakeries                                  | fats and oil product manufacturing                    |
| bottling plants                           | fruit and vegetable canning, preserving, related      |
| breweries                                 | processing  |
| candy, sugar and confectionary products   | grain mill products and by-products                   |
| manufacturing                             | meat, poultry and seafood canning, curing,            |
| catering services separate from stores or | byproduct processing                                  |
| restaurants                               | soft drink production                                 |
| coffee roasting                           | miscellaneous food item preparation from raw products |
| dairy products manufacturing              |   |

May include tasting and accessory retail sales of beverages produced on site. A tasting facility separate from the manufacturing facility is included under the definition of "Bars and Night Clubs" if alcoholic beverages are tasted, and under "Restaurant" if beverages are non-alcoholic.

Does not include: bakeries which sell all products on-site, which are included in the definition of "General Retail Stores;" or beer brewing as part of a brew pub, bar or restaurant (see "Night Clubs and Bars").

**Fully enclosed and secure structure.** A space within a dwelling unit that complies with the California Building Code, as adopted in the Town ("CBC"); or, if exempt from the permit requirements of the CBC, an accessory structure, on a lot or site containing a dwelling unit, having a complete roof and enclosure supported by connecting walls extending from the ground to the roof, a foundation, slab or equivalent base to which the floor is secured by bolts or similar attachments, is secure against unauthorized entry, and is accessible only through one or more lockable doors. In order to qualify as a fully enclosed and secure structure, the walls and roofs must be constructed of solid materials that cannot be easily broken through, such as two-inch by four-inch or thicker studs overlaid with three-eighths inch or thicker plywood or the equivalent. Plastic sheeting, regardless of gauge, or similar products, are not considered solid materials. Revised 04/09/18, ORD. 2017-318

**Furniture and Fixtures Manufacturing, Cabinet Shops.** Manufacturers producing: wood and metal household furniture and appliances; bedsprings and mattresses; all types of office furniture and partitions, shelving, lockers and store furniture; and miscellaneous drapery hardware, window blinds and shades. Includes wood and cabinet shops, but not sawmills or planing mills, which are instead included under "Lumber and Wood Product Manufacturing." Does not include the manufacture of household appliances ("Electronics, Equipment, and Appliance Manufacturing").

**Furniture, Furnishings and Equipment Stores.** Stores engaged primarily in selling the following products and related services, including incidental repair services:

- |  |   |
|--|---|
| draperies                                  | lawn furniture                                |
| floor coverings                            | movable spas and hot tubs                     |
| furniture                                  | office furniture                              |
| glass and chinaware                        | other household electrical and gas appliances |
| home appliances                            | outdoor furniture                             |
| home furnishings                           | refrigerators                                 |
| home sound systems                         | stoves  |
| interior decorating materials and services | televisions                                   |
| large musical instruments                  |   |

## G. Definitions, "G."

**Garage or Carport.** Parking space and shelter for automobiles or other vehicles, where the size of the parking space complies with the provisions of Chapter 27.30 (Parking, Loading, and Access).

1. A garage is an attached or detached accessory structure with a door, enclosed on at least three sides.
2. A carport is an attached or detached accessory structure enclosed on no more than two sides.

A garage or carport complies with the requirements of this Zoning Ordinance for "covered" parking spaces.

**Gas Station.** A retail business selling gasoline or other motor vehicle fuels, which may also include convenience store facilities, but not automotive maintenance or repair services. See also "Service Station."

**General Plan.** The Town of Windsor General Plan, including all its elements and all amendments to the General Plan, as adopted by the Town Council under the provisions of Government Code Sections 65300 et seq., and referred to in this Zoning Ordinance as the "General Plan."

**General Retail Stores.** Stores and shops selling many lines of merchandise. These stores and lines of merchandise include:

art galleries	gift and souvenir shops	hardware
artist's supplies		hobby materials
bakeries (all production in support of on-site sales)		jewelry
bicycles		luggage and leather goods
books		musical instruments, parts and accessories
cameras and photographic supplies		newsstands
clothing and accessories		orthopedic supplies
collectibles (cards, coins, comics, stamps, etc.)		pet supplies sales with no animals but fish
department stores		religious goods
drug and discount stores		small wares
dry goods		specialty shops
fabrics and sewing supplies		sporting goods and equipment
florists and houseplant stores (indoor sales only; outdoor sales are "Plant Nurseries")		stationary
furniture, home furnishings and equipment		toys and games
general stores		variety stores

**Glass Product Manufacturing.** Manufacturing establishments producing flat glass and other glass products which are pressed, blown, or shaped from glass produced in the same establishment. Does not include artisan and craftsman type operations of a larger scale than home occupations; see "Handcraft Industries and Small Scale Manufacturing."

**Golf Courses/Country Clubs.** Golf courses, and accessory facilities and uses including: clubhouses with bar and restaurant, locker and shower facilities; driving ranges; "pro shops" for on-site sales of golfing equipment; and golf cart storage and sales facilities.

**Grade.** The ground surface immediately adjacent to the exterior base of a structure, typically used as the basis for measurement of the height of the structure.

**Grand Opening.** An advertising event which has as its purpose, the promotion of a newly opened use, a change in the orientation of a use or reopening of a use following a remodeling or major renovation.

**Grocery Store.** A retail business where the majority of the floor area open to the public is occupied by food products packaged for preparation and consumption away from the site of the store.

**Ground-Mounted.** Mounted to a lattice tower, monopole, pole or other freestanding structure specifically constructed for the purpose of supporting antennae.

**Guest House.** A temporary living quarters within an existing primary residence or within a detached/attached residential accessory structure, but without kitchen or cooking facilities. (Revised 03/03/04, ORD. 2004-178)

## **H. Definitions, "H."**

**Habitable Space.** Space for living, sleeping, eating, or cooking.

**Handcraft Industries.** Establishments manufacturing and/or assembling small products primarily by hand, including jewelry, pottery and other ceramics, as well as small glass and metal art and craft products.

**Health/Fitness Facilities.** Fitness centers, gymnasiums, health and athletic clubs including any of the following: indoor sauna, spa or hot tub facilities; indoor tennis, handball, racquetball, archery and shooting ranges and other indoor sports activities.

**Heliport.** A designated, marked area on the ground or the top of a structure where helicopters may land at any time.

**Historic Structure/Sites.** A historical resource that is at least 50 years or older, is listed in, or determined to be eligible for listing in the California Register of Historical Resources, listed in a local register, deemed significant, presumed to be historically or culturally significant. Structures/sites that have architectural, cultural, and or historical features consistent with a period would be considered “deemed” or “presumed” for the purpose of this definition. (Revised 03/5/03, ORD. 2003-163)

**Home Occupation.** The conduct of a business within a dwelling unit or residential site, employing occupants of the dwelling, with the business activity being subordinate to the residential use of the property.

**Hotel or Motel.** Facilities with guest rooms or suites provided with or without kitchen facilities, rented to the general public for transient lodging (less than 30 days). Hotels provide access to most guest rooms from an interior walkway, and typically include a variety of services in addition to lodging; for example, restaurants, meeting facilities, personal services, etc. Motels provide access to most guest rooms from an exterior walkway. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, accessory retail uses, etc.

**Household Pets.** The keeping/raising of birds, cats, dogs, or other common household pets, as determined by the Director, accessory to a residential use.

**Housing Cost.** The sum of actual or projected monthly payments for all of the following costs associated with for-sale bonus units: principal and interest on a mortgage loan, including any loan insurance fees; property taxes and assessments; fire and casualty insurance; property maintenance and repairs; homeowner association fees; and a reasonable allowance for utilities. (Revised 03/5/03, ORD. 2003-163)

**Housing Development.** Residential projects consisting of five or more residential units, including single-family and multi-family dwellings for sale or rent.

**I. Definitions, "I."**

**Illegal Building or Use.** A building or use that does not conform to one or more of the provisions of this Zoning Ordinance, and did not lawfully exist on the effective date of applicable provisions of this Zoning Ordinance.

**Improvement.** Any fixture or embellishment affixed to public or private real property (e.g., a bollard, fence, gate, landscaping, park furniture, parking facility, paving, sidewalk, street light, street sign, streetscape, structure, tree, wall, work of art), or other object constituting a physical feature of real property or any part of the feature.

**Incentives.** The benefit offered by the Town to facilitate construction of eligible projects as defined by the provisions of this Chapter. Incentives may include adjustment of development standards, expedited processing of entitlements, relaxation of otherwise applicable entitlement conditions, and provisions for mixed-use activities.

**Inclusionary Unit.** An ownership or rental housing unit, as required and defined by this Chapter that is affordable to very low, low, or moderate income households. (Revised 01/07/09, ORD. 2009-250)

**Indoors.** Within a private residence or a fully enclosed and secure structure on the grounds of a private residence. Revised 04/09/18, ORD. 2017-318

**Indoor Amusement and Entertainment Facilities.** Establishments providing indoor amusement and entertainment services for a fee or admission charge, including:

- bowling alleys
- dance halls and ballrooms
- electronic game arcades
- ice skating and roller skating
- pool and billiard rooms as primary uses

Four or more electronic games or coin-operated amusements in any establishment, or a premises where 50 percent or more of the floor area is occupied by amusement devices, are considered an electronic game arcade as described above, three or less machines are not considered a land use separate from the primary use of the site.

**Infill Development.** Development proposed on a vacant parcel that is located among other parcels that are already developed.

**Intensification of Use.** A change in the use of a structure or site, where the new use is required by Chapter 27.40 (Parking, Loading, and Access) to have more off-street parking spaces than the former use; or a change in the operating characteristics of a use (for example, hours of operation), which generate more activity on the site.

**J. Definitions, "J."**

**Junior Accessory Dwelling Unit.** A dwelling unit not exceeding 500 square feet in size and contained entirely within an existing legally established single-family structure. A junior accessory dwelling unit shall include an efficiency kitchen. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure, pursuant to Government Code Section 65852.22(g)(1). (Rev. 04/08/2018, Ord. 2017-319)

**Junk.** Used or discarded materials or objects, which may include building materials, scrap, wood, paper, or rags, some of which may be re-usable.

**K. Definitions, "K."**

**Kennels.** Facilities for the keeping, boarding or maintaining of five or more dogs (four months of age or older), or five or more cats except for dogs or cats for sale in pet shops, or patients in animal hospitals.

1. **Commercial Kennel.** A kennel where the animals are kept for commercial purposes, including boarding, breeding, buying, selling, renting, exhibiting, or training. Does not include a veterinary facility, pet shop, humane society shelter, or animal shelter.
2. **Hobby Kennel.** A kennel where the animals are owned or kept by the owner or occupant for personal, noncommercial purposes, including hunting, tracking, exhibiting at shows, exhibitions, field trials or other competitions, or enhancing or perpetuating a given breed, other than dogs or cats used in conjunction with an agricultural operation on the lot or premises.

**Kitchen.** A room or space within a building intended to be used for the cooking or preparation of food. A kitchen includes appliances or fixtures for the storage and/or preparation of food, including but not limited to refrigeration, dishwashers, countertops, cabinets, sinks, or cooking facilities (cook tops, stoves, ovens, microwaves, hot plates, and similar). For the purpose of this definition, wet bars would be exempt. (Revised 08/17/05, ORD. 2005-194)

## L. Definitions, "L."

**Land Use Permit.** Authority granted by the Town to use a specified site for a particular purpose, including Use Permits, Minor Use Permits, Temporary Use Permits, Variances, Site Plan and Design Review, and Zoning Clearances, as established by Article 4 (Land Use and Development Permit Procedures) of this Zoning Ordinance.

**Large Family Day Care Home.** See "Child Day Care Facilities."

**Lattice Tower.** A structure with three or four steel support legs that supports a variety of antennae. These towers generally range in height from 60 to 200 feet and are constructed in areas where increased height is needed, microwave antennas are required, or where the weather demands a more structurally-sound design.

**Laundries and Dry Cleaning Plants.** Service establishments engaged primarily in high volume laundry and garment services, including: laundries; garment pressing and dry cleaning; linen supply; diaper service; industrial laundries; carpet and upholstery cleaners. Does not include coin-operated laundries or dry cleaning pick-up stores without dry cleaning equipment; see "Personal Services."

**Libraries and Museums.** Public or quasi-public facilities including aquariums, arboretums, art exhibitions, botanical gardens, historic sites and exhibits, libraries, museums, and planetariums, which are generally non-commercial in nature.

**Live Entertainment.** A scheduled or planned performance or presentation that is typically sponsored, promoted, advertised, or publicized in advance to attract patrons or guests. These uses include but are not limited to concerts, DJs, recitals, karaoke, bands, and other live musical performances, dances, audience participation contests, comedy, or magic acts with amplified sound. (Revised 02/06/13, ORD. 2013-277)

**Live/Work Facilities.** An integrated housing unit and working space, occupied and utilized by a single household in a structure that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes:

1. Complete kitchen space and sanitary facilities in compliance with the Town building code; and
2. Working space reserved for and regularly used by one or more occupants of the unit.

**Living Area.** The interior habitable area of a dwelling unit including basements and attics but that does not include a garage or any accessory structure. (Rev. 04/08/2018, Ord. 2017-319)

**Lot Area.** Gross lot area is the total area included within the lot lines of a lot, exclusive of adjacent dedicated street rights of way. The total of the area measured in a horizontal plane, within the parcel lines bounding the lot, exclusive of:

1. Easements for streets or driveways which are not for the exclusive use of the parcel (lot) on which any such easement is located;
2. The access strip required to serve a flag parcel (lot).

**Lot, or Parcel.** A recorded lot or parcel of real property under single ownership, lawfully created as required by the Subdivision Map Act and Town ordinances, including this Zoning Ordinance. Types of lots include the following. See Figure 6-1 (Lot Types).

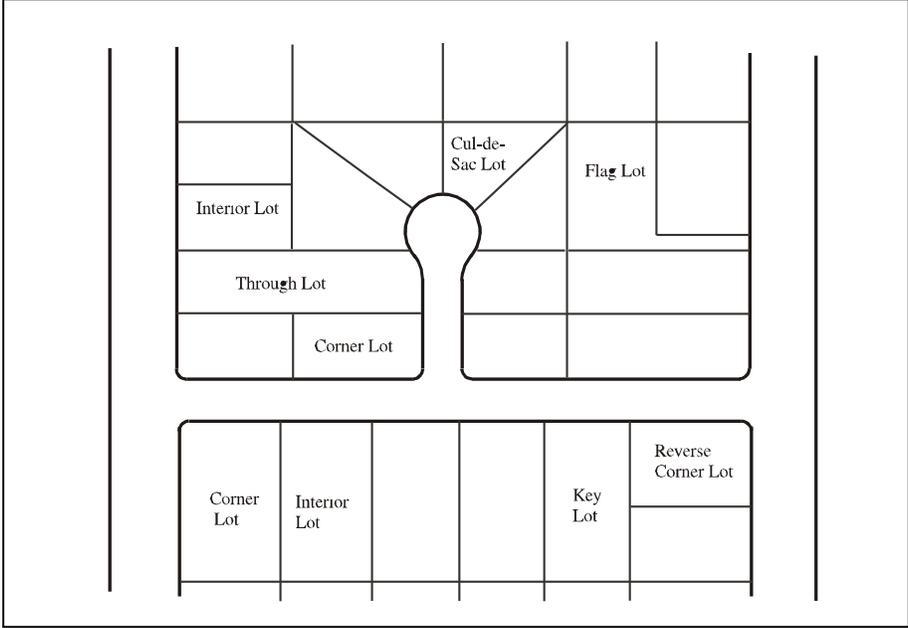
1. **Corner lot.** A lot located at the intersection of two or more streets, where they intersect at an interior angle of not more than 135 degrees. If the intersection angle is more than 135 degrees, the lot is considered an interior lot.
2. **Flag lot.** A lot having access from the building site to a public street by means of private right-of-way strip that is owned in fee.
3. **Interior lot.** A lot abutting only one street.
4. **Key lot.** An interior lot, the front of which adjoins the side property line of a corner lot.
5. **Reverse corner lot.** A corner lot, the rear of which abuts a key lot.
6. **Through lot.** A lot with frontage on two generally parallel streets.

**Lot Coverage.** See "Site Coverage."

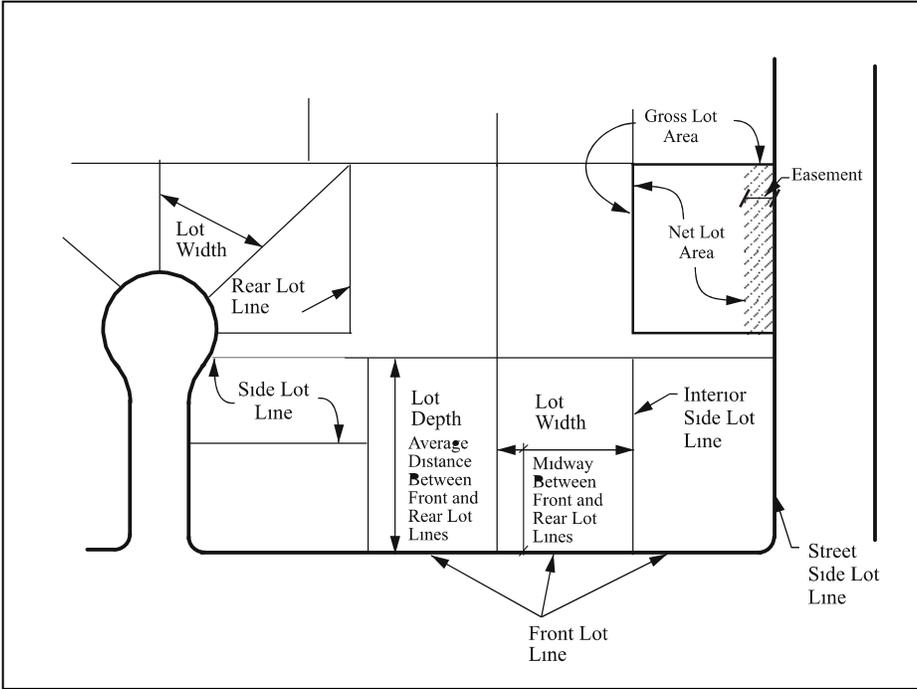
**Lot Depth.** The average linear distance between the front and the rear lot lines or the intersection of the two side lot lines if there is no rear line. See Figure 6-2 (Lot Features). The Director shall determine lot depth for parcels of irregular configuration.

**Lot Frontage.** The boundary of a lot adjacent to a public street right-of-way.

**FIGURE 6-1  
LOT TYPES**



**FIGURE 6-2  
LOT FEATURES**



**Lot Line or Property Line.** Any recorded boundary of a lot. Types of lot lines are as follows (see Figure 6-2 (Lot Features)):

1. **Front Lot Line.** On an interior lot, the property line separating the parcel from the street. The front lot line on a corner lot is the line with the shortest frontage. (If the street-fronting lot lines of a corner lot are equal in length, the front lot line shall be determined by the Director.) On a through lot, both lot lines are front lot lines and the lot is considered to have no rear lot line.
2. **Interior Lot Line.** Any lot line not abutting a street.
3. **Rear Lot Line.** A property line that does not intersect the front lot line, which is most distant from and most closely parallel to the front lot line.
4. **Side Lot Line.** Any lot line that is not a front or rear lot line.

**Lot Width.** The horizontal distance between the side lot lines, measured at right angles to the lot depth at a point midway between the front and rear lot lines. See Figure 6-2 (Lot Features). The Director shall determine lot width for parcels of irregular shape.

**Low Income or Lower Income Household.** A person or household a person or household whose gross annual income is greater than 50% and up to 80% of the Sonoma County AMI, adjusted for family size, as defined by California Department of Housing and Community Development (HCD) or its successor. (Rev. 01/07/09, ORD. 2009-250)

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

- containers, pallets and skids
- milling operations
- trusses and structural beams
- turning and shaping of wood products
- wholesaling of basic wood products
- wood product assembly

Craft-type shops are included in "Handcraft Industries." Other wood and cabinet shops are included under "Furniture and Fixture Manufacturing." The indoor retail sale of building materials, construction tools and equipment is included under "Building Material Stores."

**M. Definitions, "M."**

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

construction equipment	die casting
conveyors	dies
cranes	dredging
engines and turbines	mining
farming and gardening	oil field equipment
food products manufacturing	paper manufacturing
gear cutting	passenger and freight elevators
heating, ventilation, air conditioning	pistons
industrial trucks and tractors	printing
industrial furnaces and ovens	pumps
industrial molds	refrigeration equipment
laundry and dry cleaning	textile manufacturing
materials handling	

**Major wireless communication facility.** A wireless communication facility that:

1. Is ground-mounted on property not within the public right-of-way;
2. Is ground-mounted within the public right-of-way, but does not qualify as a microcell facility; or
3. Is roof- or structure-mounted and exceeds 10 feet in height and/or exceeds the maximum height allowed in the zoning district in which the facility is located.

**Map Act.** See "Subdivision Map Act."

**Marijuana.** All parts of the plant *Cannabis sativa* L., whether growing or not; the seeds thereof; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds or resin. (Rev. 04/09/18, ORD. 2017-318)

**Marijuana accessories.** Any equipment, products or materials of any kind which are used, intended for use, or designed for use in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing, processing, preparing, testing, analyzing, packaging, repackaging, storing, smoking, vaporizing, or containing marijuana, or for ingesting, inhaling, or otherwise introducing marijuana or marijuana products into the human body. (Rev. 04/09/18, ORD. 2017-318)

**Marijuana cultivation.** The planting, growing, harvesting, drying, curing, grading, or trimming of marijuana plants or any part thereof. (Rev. 04/09/18, ORD. 2017-318)

**Marijuana distribution facilities.** A facility or location, whether fixed or mobile, where a person makes available, sells, transmits, gives or otherwise provides marijuana to two or more persons. (Rev. 04/09/18, ORD. 2017-318)

**Marijuana microbusiness.** Any business that includes the cultivation of marijuana on an area less than 10,000-square feet which also acts as a distributor, manufacturer, and/or retailer of marijuana, marijuana products, or marijuana accessories.

**Marijuana mixed-light cultivation.** The cultivation of marijuana using a combination of natural and supplemental artificial lighting. (Rev. 04/09/18, ORD. 2017-318)

**Marijuana nursery.** A facility that produces only clones, immature plants, seeds, and other agricultural products used specifically for the planting, propagation, and cultivation of marijuana. (Rev. 04/09/18, ORD. 2017-318)

**Marijuana products manufacturing.** Manufacturing of a marijuana product that has undergone a process whereby the plant has been transformed into a concentrate, including but not limited to, concentrated cannabis, or an edible or topical product containing marijuana or concentrated cannabis and other ingredients. (Rev. 04/09/18, ORD. 2017-318)

**Marijuana retail sales.** Any facility where marijuana products, or devices for the use of marijuana products are offered, either individually or in any combination, for retail sale, including an establishment that delivers, pursuant to express authorization by local ordinance, marijuana products as part of a retail sale. (Rev. 04/09/18, ORD. 2017-318)

**Marijuana testing facilities.** An entity licensed and certified to analyze and certify the safety and potency of marijuana and marijuana products. (Rev. 04/09/18, ORD. 2017-318)

**Market Units or Market Rate Units.** Either an ownership or rental dwelling unit which is not restricted to those prices or rents affordable to very low, low, or moderate income households, as defined by this Chapter. (Rev. 01/07/09, ORD. 2009-250)

**Medical Marijuana Dispensary.** Any facility or location where medical marijuana is made available to, and/or distributed by or distributed to two (2) or more of the following: any person, including a qualified patient, a person with an identification card, or a primary caregiver. The terms “qualified patient,” “person with an identification card,” and “primary caregiver” are defined in California Health and Safety Code Section 11362.7 and shall be interpreted in strict accordance with Health and Safety Code Sections 11362.5 and 11362.7 *et seq.* A Medical Marijuana Dispensary shall not include any facility or location that is otherwise permitted and licensed under all applicable laws to make marijuana available to qualified patients and/or persons with an identification card and such use complies strictly with all applicable laws. (Revised 6/20/07, ORD. 2007-217)

**Medical Services - Clinics, Offices, and Laboratories.** Facilities primarily engaged in furnishing outpatient medical, mental health, surgical and other personal health services, but which are separate from hospitals, including:

- health management organizations (HMOs)
- medical and dental laboratories
- medical, dental and psychiatric offices
- out-patient care facilities
- other allied health services

Counseling services by other than medical doctors or psychiatrists are included under "Offices."

**Medical Services - Extended Care.** Residential facilities providing nursing and health-related care as a primary use with in-patient beds, such as: board and care homes; convalescent and rest homes; extended care facilities; skilled nursing facilities. Long-term personal care facilities that do not emphasize medical treatment are included under "Residential Care Homes."

**Medical Services - Hospitals.** Hospitals and similar facilities engaged primarily in providing diagnostic services, and extensive medical treatment, including surgical and other hospital services. These establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care. May include on-site accessory clinics and laboratories, accessory retail uses and emergency heliports (see the separate definition of "Accessory Retail Uses").

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

- blacksmith and welding shops
- sheet metal shops
- machine shops and boiler shops

**Metal Products Manufacturing.** Manufacturing establishments engaged in the smelting and refining of ferrous and nonferrous metals from ore, pig, or scrap; in the rolling, drawing, and alloying of ferrous and nonferrous metals; in the manufacture of castings, forgings, stampings, extrusions and other basic products of ferrous and nonferrous metals; and in the manufacture of nails, spikes, and insulated wire and cable.

**Microbrewery.** A facility where beer brewed on the premises (greater than 4 U.S. Beer Barrels per batch) is sold for on-site consumption. Microbreweries can be consistent with standards for either bars and night clubs or restaurants depending on project attributes. (Revised 02/06/13, ORD. 2013-277)

**Microcell.** A wireless communication facility that:

1. Contains a maximum of four whip or panel antennae. Each whip antenna does not exceed four inches in diameter and four feet in length. Each panel antenna does not exceed two square feet in surface area;
2. Contains a maximum of one microwave antenna no larger than **10** square feet in surface area;
3. Has an array of antennae less than **10** feet in height;
4. Is roof- or structure-mounted or, if within the public right-of-way, is located on top of a light pole or telephone pole or a metal or precast concrete monopole (similar in design to a street light pole or street tree); and
5. Has a total height, if roof- or structure-mounted, that does not exceed the maximum height allowed in the zoning district in which the facility is located.

**Mini-Market.** See definition for Convenience Store.

**Mini-Storage Facilities.** See definition for Storage - Personal Storage Facility (mini-storage).

**Minor Wireless Communication Facility.** A wireless communication facility that:

1. Consists of a microcell; and
2. Is roof- or structure-mounted and is less than 10 feet in height and does not exceed the maximum height allowed in the zoning district in which the facility is located.

**Mixed-Use Project.** A project that combines both commercial and residential uses, where the residential component is typically located above the commercial.

**Mobile Home.** A trailer, transportable in one or more sections, that is certified under the National Manufactured Housing Construction and Safety Standards Act of 1974, which is over eight feet in width and 40 feet in length, with or without a permanent foundation and not including recreational vehicle, commercial coach or factory-built housing. A mobile home on a permanent foundation is included under the definition of "Single-Family Dwellings."

**Mobile Home and Recreational Vehicle Sales.** Retail establishments selling and/or renting the following new or used vehicles and products:

boats  
campers/camper shells  
golf carts  
jet skis  
mobile homes

motor homes  
motorcycles  
snowmobiles  
travel/recreational trailers  
other recreational vehicles

May also include repair shops and the sales of parts and accessories, incidental to vehicle dealerships. Does not include: parts/accessory sales separate from a vehicle dealership (see "Auto Parts Sales"); or bicycle and moped sales (see "General Retail Stores").

**Mobile Home Park.** Any site that is planned and improved to accommodate two or more mobile homes used for residential purposes, or on which two or more mobile home lots are rented, leased, or held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate mobile homes used for residential purposes.

**Moderate Income or Moderate Income Household.** a person or household whose gross annual income is greater than 80% and up to 120% of the Sonoma County AMI, adjusted for family size, as defined by HCD. (Rev. 01/07/09, ORD. 2009-250)

**Monopole.** A structure composed of a single spire used to support antennae and related equipment.

**Mortuaries and Funeral Homes.** Funeral homes and parlors, where deceased are prepared for burial or cremation, and funeral services may be conducted.

**Mounted.** Attached or supported.

**Multi-Family Dwellings.** A building or a portion of a building used and/or designed as residences for two or more families living independently of each other. Includes: duplexes, triplexes, fourplexes (buildings under one ownership with two, three or four dwelling units, respectively, in the same structure) and apartments (five or more units under one ownership in a single building); townhouse/row house development (three or more attached single-family dwellings located on separate parcels and where no unit is located over another unit); senior citizen multi-family housing (including airspace condominiums which may be located atop one another); see also "Common Interest Developments." (Rev. 03/03/04 Ord. 2004-178)

**N. Definitions, "N."**

**Negative Declaration.** A statement describing the reasoning that a proposed action will not have a significant adverse effect on the environment, in compliance with the California Environmental Quality Act (CEQA).

**Neighborhood Market.** A pedestrian-oriented convenience store oriented to the daily shopping needs of surrounding residential areas.

**Night Club.** See "Bars and Night Clubs."

**Nonconforming Parcel.** A parcel that was legally created prior to the adoption of this Zoning Ordinance and which does not conform to current Code provisions/standards (e.g., access, area or width requirements, etc.) prescribed for the zoning district in which the parcel is located.

**Nonconforming Sign.** A sign which lawfully existed prior to the effective date of this Zoning Ordinance, or any amendment thereto, but which fails by reason of such adoption or amendment to conform to all of the standards and regulations of the adopted or amended provision.

**Nonconforming Structure.** A structure that was legally constructed prior to the adoption of this Zoning Ordinance and which does not conform to current Code provisions/standards (e.g., open space, distance between structures, etc.) prescribed for the zoning district in which the structure is located.

**Nonconforming Use.** A use of a structure (either conforming or nonconforming) or land that was legally established and maintained prior to the adoption of this Zoning Ordinance and which does not conform to current Code provisions governing allowable land uses for the zoning district in which the use is located.

**Nonmedical marijuana.** Marijuana that is intended to be used for nonmedical and/or recreational purposes pursuant to California Health and Safety Code , section 11362.1 et seq., as those sections may be amended from time to time. (Rev. 04/09/18, ORD. 2017-318)

**Nonmedical marijuana cultivation.** Cultivation of marijuana that is intended to be used for nonmedical and/or recreational purposes pursuant to California Health and Safety Code section 11362.1 et seq., those sections may be amended from time to time. (Rev. 04/09/18, ORD. 2017-318)

**Nonmedical (Recreational) Marijuana Dispensary.** Any facility or location where nonmedical (recreational) marijuana is made available to, and/or distributed by or distributed to two (2) or more persons over 21 years of age pursuant to California Health and Safety Code section 11362.1 et seq., as those sections may be amended from time to time. (Rev. 04/09/18, ORD. 2017-318)

**Non-Profit Housing Agency.** A not-for-profit agency engaged in the provision and/or management of housing for households with very low to moderate income. Rev 01/07/09 ORD 2009-250

**Nonrestricted Unit.** All units within a housing development excluding the designated dwelling units.

**O. Definitions, "O."**

**Occupancy.** All or a portion of a structure occupied by one tenant.

**Occupancy Standard.** One person per studio unit and one person per bedroom plus one for larger units. (Rev 01/07/09, ORD. 2009-250)

**Offices.** This Zoning Ordinance distinguishes between the following types of office facilities. These do not include: medical offices (see "Medical Services - Clinics and Laboratories"); or offices that are incidental and accessory to another business or sales activity that is the primary use. Incidental offices that are customarily accessory to another use are allowed as part of an approved primary use.

1. **Administrative/Business.** Establishments providing direct services to consumers, such as insurance agencies, real estate offices, utility company offices, etc.
2. **Government.** Town and other local, state, and federal government agency or service facilities. Includes post offices, but not bulk mailing distribution centers, which are under "Vehicle and Freight Terminals."
3. **Production.** Office-type facilities occupied by businesses engaged in the production of intellectual property. These uses include:

advertising agencies	educational, scientific and research organizations
architectural, engineering, planning and	media postproduction services
surveying services	photography and commercial art studios
computer software production and	writers and artists offices
programming services	

4. **Professional.** Professional offices including:

accounting, auditing and bookkeeping services	detective agencies and similar services
attorneys	employment, stenographic, secretarial and
counseling services	word processing services
court reporting services	literary and talent agencies
data processing services	management and public relations services

5. **Temporary.** A mobile home, recreational vehicle or modular unit used as a temporary office facility. Temporary Offices may include: construction supervision offices on a construction site or off-site construction yard; a temporary on-site real estate office for a development project; or a temporary business office in advance of permanent facility construction.
6. **Temporary Real Estate.** The temporary use of a dwelling unit within a residential development project as a sales office for the units on the same site, which is converted to residential use at the conclusion of its office use.

**Off-site.** An activity or accessory use that is related to a specific primary use, but is not located on the same site as the primary use.

**On-site.** An activity or accessory use that is related to a specific primary use, which is located on the same site as the primary use.

**Open Fencing.** A barrier constructed of material which is transparent, such as glass, plastic panels or wrought iron, used in conjunction with recreation and seating areas.

**Ordinary Maintenance and Repair.** Any work for which a Building Permit is not required, the purpose and effect of which is to correct deterioration of or damage to a structure or any part thereof and to restore the structure to its condition before the deterioration or damage.

**Organizational Houses.** Residential lodging facilities operated by membership organizations for their members and not open to the general public. Includes fraternity and sorority houses, student dormitories, convents, monasteries, and religious residential retreats.

**Outdoor.** Any location within the Town, on private grounds, that is exposed to the open air not within an enclosed and secure residential structure or private residence. (Rev. 04/09/18, ORD. 2017-318)

**Outdoor Commercial Recreation.** Facilities for various outdoor participant sports and types of recreation where a fee is charged for use, including:

amphitheaters	stadiums and coliseums
amusement and theme parks	swim and tennis clubs
golf driving ranges	tennis courts
health and athletic club outdoor facilities	water slides
miniature golf courses	zoos
skateboard parks	

May also include commercial facilities customarily associated with the above outdoor commercial recreational uses, including bars and restaurants, video game arcades, etc. Does not include parks and playgrounds, which are separately defined.

**Outdoor Retail Sales and Activities.** Permanent outdoor sales and rental establishments including lumber and other material sales yards, newsstands, street vendors, outdoor facilities for the sale or rental of other vehicles/equipment, and other uses where the business is not conducted entirely within a structure.

**Outdoor Retail Sales, Temporary.** Temporary outdoor retail operations including:

- Christmas trees, pumpkins or the sale of other seasonal items
- farmers' markets
- semi-annual sales of art/handcrafted items in conjunction with community festivals or art shows
- sidewalk or parking lot sales longer than one weekend
- retail sales from individual vehicles in temporary locations outside the public right-of-way

## **P. Definitions, "P."**

**Paper Product Manufacturing.** The manufacture of paper and paperboard, from both raw and recycled materials, and their conversion into products including paper bags, boxes, envelopes, wallpaper, etc.

**Parcel.** See "Lot, or Parcel."

**Parking Facilities/Vehicle Storage.** Service establishments in the business of storing operative cars, trucks, buses, recreational vehicles, and other motor vehicles for clients. Includes both day use and long-term public and commercial garages, parking lots and structures, except when accessory to a primary use. (All primary uses are considered to include any customer or public use off-street parking required by this Zoning Ordinance.) Includes sites where vehicles are stored for rental or leasing. Does not include dismantling yards (classified in "Recycling Facilities - Scrap and Dismantling Yards").

**Parks and Playgrounds.** Public parks, play lots, playgrounds, and athletic fields for non-commercial neighborhood or community use, including tennis courts. If privately-owned, the same facilities are included under the definition of "Private Residential Recreation Facilities." See also "Outdoor Commercial Recreation."

**Passageway.** A pathway that is unobstructed clear to the sky and extends from a street to one entrance of an accessory dwelling unit. (Rev. 04/08/2018, Ord. 2017-319)

**Paving and Roofing Materials Manufacturing.** The manufacture of various common paving and petroleum-based roofing materials, including bulk asphalt, paving blocks made of asphalt, creosote wood and various compositions of asphalt and tar. The manufacture of wood roofing materials (shingles, shakes, etc.) is included under "Lumber and Wood Product Manufacturing."

**Pawn Shops.** Pawn shop shall mean a building or portion thereof where personal property is received and for which money is advanced, with the privilege granted to the person to whom said money is advanced to reclaim such property upon repayment of said money, together with all legal charges. Does not include banks, savings and loan institutions, credit unions, or other banking organizations regulated by State or Federal law. (Rev. Ord. 2009-258)

**Pedestrian Orientation.** Any physical structure or place with design qualities and elements that contribute to an active, inviting and pleasant place for pedestrians including but not limited to:

1. Highly articulated facades at the street level with interesting uses of material, color, and architectural detailing, located directly behind the sidewalk at the build-to line;
2. Design amenities related to the street level such as awnings, paseos, arcades;

3. Visibility into buildings at the street level;
4. Continuity of the sidewalk with a minimum of intrusions into pedestrian right-of-way;
5. Continuity of building facades along the street with few interruptions in the progression of buildings and stores;
6. Signage oriented and scaled to the pedestrian rather than the motorist;
7. Landscaping; and
8. Street furniture.

**Pedestrian Oriented Use.** A use which is intended to encourage walk-in customers and which generally does not limit the number of customers by requiring appointments or otherwise excluding the general public. A pedestrian oriented use provides spontaneous draw from sidewalk and street due to intense and surprising visual interest, high customer turnover and intense social interaction.

**Permitted Use.** Any use allowed in a zoning district and subject to the restrictions applicable to that zoning district.

**Person.** Any individual, firm, co-partnership, corporation, company, association, joint stock association; city, county, state, or district; and includes any trustee, receiver, assignee, or other similar representative thereof.

**Personal Communication Services.** A digital wireless communication technology that has the capacity for multiple communication services and provides a system in which calls are routed to individuals rather than places, regardless of location.

**Personal Services.** Establishments providing non-medical services as a primary use, including:

- barber and beauty shops
- clothing rental
- dry cleaning pick-up stores with limited equipment
- home electronics and small appliance repair
- laundromats (self-service laundries)
- shoe repair shops
- tailors

These uses may also include accessory retail sales of products related to the services provided.

**Personal Services, Restricted.** Personal service establishments that may tend to have a blighting and/or deteriorating effect upon surrounding areas and which may need to be dispersed to minimize their adverse impacts, including:

Bail bonds	Massage parlors
Check casher	Smoke shops
Check cashing services/cash advance	Tattooing, piercing, scarification, and similar services
Fortune tellers, psychics, palms readers, and similar services	

These uses may also include accessory retail sales of products related to the services provided. (Rev. Ord. 2009-258)

**Planning Commission.** The Town of Windsor Planning Commission, appointed by the Windsor Town Council in compliance with Government Code Section 65101, referred to throughout this Zoning Ordinance as the "Commission."

**Plant Nurseries and Garden Supply Stores.** Commercial agricultural establishments engaged in the production of ornamental plants and other nursery products, grown under cover or outdoors. Includes stores selling these products, nursery stock, lawn and garden supplies, and commercial scale greenhouses. The sale of house plants or other nursery products entirely within a building is also included under "General Retail Stores." Home greenhouses are included under "Residential Accessory Uses and Structures."

**Plastics and Rubber Product Manufacturing.** The manufacture of rubber products including: tires; rubber footwear; mechanical rubber goods; heels and soles; flooring; and other rubber products from natural, synthetic or reclaimed rubber. Also includes establishments engaged primarily in manufacturing tires. Also includes: establishments engaged in molding primary plastics for other manufacturers, and manufacturing miscellaneous finished plastics products; fiberglass manufacturing, and fiberglass application services. Establishments engaged primarily in recapping and retreading automobile tires are classified in "Vehicle Services - Major Repair/Body Work."

**Pool House.** A detached accessory structure that is intended to provide changing and restroom facilities, located on the same premise with a main dwelling and in conjunction with a swimming pool, spa, hot tub, or other similar facilities on site. A pool house may not be rented or otherwise used as a separate living unit/space and shall not contain kitchen/and or cooking facilities. (Revised 04/18/07, ORD. 2007-214)

**Preservation.** The acquisition, identification, protection, rehabilitation, restoration, or study of historic landmarks.

**Primary caregiver.** A "primary caregiver" as defined in Health and Safety Code Section 11362.7, as amended. (Rev. 04/09/18, ORD 2017-318)

**Private Residence.** A house, an apartment unit, a mobile home, or other similar dwelling unit. (Rev. 04/09/18, ORD 2017-318)

**Primary Structure.** A structure that accommodates the primary use of the site.

**Primary Use.** The main purpose for which a site is developed and occupied, including the activities that are conducted on the site a majority of the hours during which activities occur.

**Primary Zoning District.** The zoning district applied to a site by the Zoning Map, to which an overlay zoning district may also be applied.

**Private Residential Recreation Facilities.** Privately-owned, non-commercial outdoor recreation facilities provided for members or project/neighborhood residents, including swim and tennis clubs, park and sport court facilities. Does not include golf courses/country clubs, which are separately defined.

**Private Wireless Communication Facility.** A wireless communication facility that has not been granted a Certificate of Public Convenience and Necessity by the California Public Utilities Commission (CPUC).

**Property.** A parcel of land upon which is built or placed, a private residence. (Rev. 04/09/18, ORD. 2017-318)

**Property Line.** The recorded boundary of a parcel of land.

**Proposed Project.** A proposed new structure, new addition to an existing structure, or area of other new site development; these do not include the alteration of any portion of an existing structure other than an addition.

**Public Safety Facilities.** Facilities operated by public agencies including fire stations, other fire prevention and fire fighting facilities, police and sheriff substations and headquarters, including interim incarceration facilities.

**Public Utility Facilities.** Fixed-base structures and facilities serving as junction points for transferring utility services from one transmission voltage to another or to local distribution and service voltages. These uses include any of the following facilities that are not exempted from land use permit requirements by Government Code Section 53091:

- electrical substations and switching stations
- natural gas regulating and distribution facilities
- public water system wells, treatment plants and storage
- telephone switching facilities
- wastewater treatment plants, settling ponds and disposal fields

These uses do not include office or customer service centers (classified in "Offices"), or equipment and material storage yards.

**Public wireless communication facility.** A wireless communication facility that has been granted a Certificate of Public Convenience and Necessity by the California Public Utilities Commission (CPUC).

**Q. Definitions, "Q."**

**Qualified Household.** A household meeting the income restrictions established in this inclusionary program. (Rev. 01/07/09 ORD. 2009-250)

**Qualified patient.** A "qualified patient" or a "person with an identification card" as defined in Health and Safety Code Section 11362.7, as amended. (Rev. 04/09/18, ORD. 2017-318)

**Qualifying Resident.** Senior citizens or other persons eligible to reside in senior citizen housing.

**R. Definitions, "R."**

**Radiofrequency Radiation.** Electromagnetic radiation in the portion of the spectrum from three kilohertz to 300 gigahertz.

**Razor Wire.** A continuous coil of stainless steel ribbon with razor type barbs or sharp points.

**Recreational Vehicle (RV).** A motor home, travel trailer, truck camper, or camping trailer, with or without motive power, originally designed for human habitation for recreational, emergency, or other occupancy, which meets all of the following criteria: (Revised 08/1/01, ORD. 2001-148)

1. It contains less than 320 square feet of internal living room area, excluding built-in equipment, including wardrobe, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms;
2. It contains 400 square feet or less of gross area measured at maximum horizontal projections;
3. It is built on a single chassis; and
4. It is either self-propelled, truck-mounted, or permanently towable on the highways without a towing permit.
5. Recreational vehicles shall not be used as a residential living unit except within an RV park. (Revised 08/1/01, ORD. 2001-148)

**Recreational Vehicle Park.** A site where one or more lots are used, or are intended to be used, by campers with recreational vehicles or tents. Recreational vehicle parks may include public restrooms, water, sewer, and electric hookups to each lot and are intended as a higher density, more intensively developed use than campgrounds. May include

accessory retail uses where they are clearly incidental and intended to serve RV park patrons only.

**Recycling Facilities.** This land use type includes a variety of facilities involved with the collection, sorting and processing of recyclable materials.

1. **Collection Facility.** A center where the public may donate, redeem or sell recyclable materials, which may include the following, where allowed by the applicable zoning district:
  - a. Reverse vending machine(s);
  - b. Small collection facilities which occupy an area of 350 square feet or less and may include:
    - (1) A mobile unit;
    - (2) Bulk reverse vending machines or a grouping of reverse vending machines occupying more than 50 square feet; and
    - (3) Kiosk-type units which may include permanent structures.
  - c. Large collection facilities which occupy an area of more than 350 square feet and/or include permanent structures.
2. **Mobile Recycling Unit.** An automobile, truck, trailer, or van used for the collection of recyclable materials, carrying bins, boxes, or other containers.
3. **Processing Facility.** A structure or enclosed space used for the collection and processing of recyclable materials for shipment, or to an end-user's specifications, by such means as baling, briquetting, cleaning, compacting, crushing, flattening, grinding, mechanical sorting, remanufacturing and shredding. Processing facilities include the following types, both of which are included under the definition of "Scrap and Dismantling Yards," below:
  - a. Light processing facility occupies an area of under 45,000 square feet of collection, processing and storage area, and averages two outbound truck shipments each day. Light processing facilities are limited to baling, briquetting, compacting, crushing, grinding, shredding and sorting of source separated recyclable materials sufficient to qualify as a certified processing facility. A light processing facility shall not shred, compact, or bale ferrous metals other than food and beverage containers; and
  - b. A heavy processing facility is any processing facility other than a light processing facility.

4. **Recycling Facility.** A center for the collection and/or processing of recyclable materials. A "certified" recycling or processing facility is 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 located on a residentially, commercially or industrially designated site used solely for the recycling of material generated on the site. See "Collection Facility" above.
5. **Recycling or Recyclable Material.** Reusable domestic containers and other materials which can be reconstituted, remanufactured, or reused in an altered form, including glass, metals, paper and plastic. Recyclable material does not include refuse or hazardous materials.
6. **Reverse Vending Machine.** An automated mechanical device which accepts at least one or more types of empty beverage containers and issues a cash refund or a redeemable credit slip with a value not less than the container's redemption value, as determined by State law. These vending machines may accept aluminum cans, glass and plastic bottles, and other containers.

A bulk reverse vending machine is a reverse vending machine that is larger than 50 square feet, is designed to accept more than one container at a time, and issues a cash refund based on total weight instead of by container.

7. **Scrap and Dismantling Yards.** Outdoor establishments primarily engaged in assembling, breaking up, sorting, and the temporary storage and distribution of recyclable or reusable scrap and waste materials, including auto wreckers engaged in dismantling automobiles for scrap, and the incidental wholesale or retail sales of parts from those vehicles. Includes light and heavy processing facilities for recycling (see the definitions above). Does not include: places where these activities are conducted entirely within buildings; pawn shops, and other secondhand stores; the sale of operative used cars; or landfills or other waste disposal sites.

**Religious Places of Worship and Related Facilities.** Facilities operated by religious organizations for worship, or the promotion of religious activities, including churches, mosques, synagogues, temples, etc., and religious schools; and accessory uses on the same site, such as living quarters for ministers and staff, and child day care facilities where authorized by the same type of land use permit required for the religious facility itself. Other establishments maintained by religious organizations, such as full-time educational institutions, hospitals and other potentially related operations (such as a recreational camp) are classified according to their respective activities.

**Research and Development (R&D).** Indoor facilities for scientific research, and the design, development and testing of electrical, electronic, magnetic, optical and mechanical components in advance of product manufacturing, that are not associated with a manufacturing facility on the same site. Includes chemical and biotechnology research and development. Does not include computer software companies (see "Offices - Production"),

soils and other materials testing laboratories (see "Business Support Services"), or medical laboratories (see "Medical Services - Clinics and Labs").

**Residential Accessory Uses and Structures.** Any use or structure that is customarily a part of, and clearly incidental and secondary to, a residence and does not change the character of the residential use. These uses include the following detached accessory structures, and other similar structures normally associated with a residential use of property:

garages  
gazebos  
greenhouses  
storage sheds

studios  
tennis and other on-site sport courts  
workshops

Also includes the indoor storage of automobiles (including their incidental restoration and repair), personal recreational vehicles and other personal property, accessory to a residential use. Does not include home satellite dish and other receiving antennas for earth-based TV and radio broadcasts; see "Telecommunications Facilities."

**Residential Care Homes.** Facilities providing residential social and personal care for children, the elderly, and people with limited ability for self-care, but where medical care is not a major element. Includes: children's homes; transitional houses; orphanages; rehabilitation centers; self-help group homes. Convalescent homes, nursing homes and similar facilities providing medical care are included under the definition of "Medical Services - Extended Care."

**Residential Development** Any dwelling units entitled under the same General Plan amendment, Specific Plan, or subdivision approval, on contiguous parcels or otherwise, developed by the same entity or affiliates of the same entity. (Rev. 01/07/09 ORD. 2009-250)

**Residential District or Zone.** Any of the residential zoning districts established by Chapter 27.04 (Zoning Map).

**Restaurant.** A retail business selling food and beverages prepared on the site, for on- or off-premise consumption. These include eating establishments where customers are served from a walk-up ordering counter for either on- or off-premise consumption, and establishments where most customers are served food at tables for on-premise consumption, but may include providing food for take-out. Also includes coffee houses.

**Restaurant - Outdoor Dining.** A restaurant or other eating establishment where tables and seating are provided and food and/or beverages are served in outdoor areas, which front a street, and have at least one side open. For purposes of parking calculations, these do not include interior courtyard areas.

**Restaurant – Take Out.** A retail business selling food and beverages prepared on the site, exclusively for off-premise consumption. (Revised 02/06/13, ORD. 2013-277)

**Restaurant - With Alcohol Sales.** A retail business selling food and beverages prepared on the site, for on- or off-premise consumption and the sale of alcohol for on premise

consumption. Restaurants with alcohol sales are distinguished from bars and nightclubs by: 1) the area devoted to eating is larger than the area devoted to alcohol consumption, 2) the alcohol serving area cannot operate independent from the food service area, and 3) alcohol is only served when the full restaurant menu is being served. (Revised 02/06/13, ORD. 2013-277)

**Restaurant - With Live Entertainment.** Restaurants selling food and beverages prepared on the site, for on or off premise consumption with live entertainment (as defined). Does not include restaurants, takeout where food is exclusively for off-premise consumption. (Revised 02/06/13, ORD. 2013-277)

**Review Authority.** The individual or official Town body (the Planning Director, Planning Commission, or Town Council) identified by this Zoning Ordinance as having the responsibility and authority to review, and approve or disapprove the permit applications described in Article 4 (Zoning Ordinance Administration).

**Roof-Mounted.** Mounted above the eave line of a structure.

**Room Rental.** The renting of individual bedrooms within a dwelling and/or the providing of table board to two or more unrelated people, whether or not meals are provided.

## S. Definitions, "S."

**Satellite Dishes.** See definition for Telecommunication Facilities.

**Scarification.** To make scratches on or superficial incisions in the skin. (ORD. 2009-258)

**Schools.** Public and private educational institutions, including:

boarding schools	high schools
business, secretarial and vocational schools	military academies
community colleges, colleges and universities	professional schools (law, medicine, etc.)
elementary, middle, and junior high schools	seminaries/religious ministry training facilities
establishments providing courses by mail	

Also includes specialized schools offering instruction in the following:

art	driver education
ballet and other dance	language
computers and electronics	music, drama

Also includes facilities, institutions and conference centers that offer specialized programs in personal growth and development, such as fitness, environmental awareness, arts, communications, and management. Does not include pre-schools and child day care facilities (see "Child Day Care Facilities"). See also the definition of "Studios - Art, Dance, Music, Photography, etc." for smaller-scale facilities offering specialized instruction.

**Scrap.** Used metal, including appliances and machine parts, which can be re-used only with repair, refurbishing, or attachment to other such materials.

**Secretary of Interior's Standards for Rehabilitation.** The guidelines prepared by the United States Department of the Interior, National Park Service, for rehabilitating historic structures.

**Secondary Dwelling Units.** A second permanent dwelling that is accessory to a primary dwelling on the same site. A secondary residential unit provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, sanitation, and parking, and if attached to the primary dwelling, is without interior access to the primary dwelling.

**Security Fencing.** A maximum of three strands of barbed wire at the top of a fence.

**Senior Citizen.** Persons at least 62 years of age; or persons at least 55 years of age in a senior citizen housing development, in compliance with State and Federal law.

**Senior Citizen Housing.** A housing development consistent with the California Fair Employment and Housing Act (Government Code Section 12900 et. seq., including 12955.9 in particular), which has been "designed to meet the physical and social needs of senior citizens," and which otherwise qualifies as "housing for older persons" as that phrase is used in the Federal Fair Housing Amendments Act of 1988 (P.L. 100-430) and implementing regulations and as that phrase is used in California Civil Code Section 51.3.

**Senior Unit.** A second residential unit intended for the sole occupancy of one or two adult persons who are 60 years of age or over, and the floor space area of the unit does not exceed 640 square feet.

**Service Station.** A retail business selling gasoline or other motor vehicle fuels, which may also provide services which are incidental to fuel services. These secondary services may include vehicle engine maintenance and repair, towing and trailer rental services. Does not include the storage or repair of wrecked or abandoned vehicles, vehicle painting, body or fender work, or the rental of vehicle storage or parking spaces. See also "Gas Station."

**Setback.** The distance by which a structure, parking area or other development feature must be separated from a lot line, other structure or development feature, or street centerline. Setbacks from private streets are measured from the edge of the easement. See also "Yard." Figure 3-3 (Location and Measurement of Setbacks) in Section 27.20.070 shows the location of front, side, street side, rear, and interior setbacks.

**Shallow Residential Lot.** Any residentially zoned lot with a depth of 100 feet or less.

**Shopping Center.** Primarily retail commercial sites with two or more separate businesses sharing common pedestrian and parking areas. A small-scale shopping center: is 55,000 square feet or less in gross floor area; is on a site less than 5 acres in net area; has

the majority of its parking located between the public streets and its buildings, and no parking underground or within a parking structure.

**Sign.** A structure, device, figure, display, message placard, or other contrivance, or any part thereof, situated outdoors or indoors, which is designed, constructed, intended, or used to advertise, or to provide information in the nature of advertising, to direct or attract attention to an object, person, institution, business, product, service, event, or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images. Does not include murals, paintings and other works of art that are not intended to advertise or identify any business or product. Types of signs include the following.

1. **Abandoned Sign.** A sign that no longer advertises a business, lessor, owner, product, service or activity on the premises where the sign is displayed.
2. **Animated or Moving Sign.** A sign which uses movement, lighting, or special materials to depict action or create a special effect to imitate movement.
3. **Awning Sign.** A sign copy or logo attached to or painted on an awning.
4. **Banner, Flag, or Pennant.** Cloth, bunting, plastic, paper, or similar non-rigid material used for advertising purposes attached to a structure, staff, pole, line, framing, or vehicle, not including official flags of the United States, the State of California, and other states of the nation, counties, municipalities, official flags of foreign nations and nationally or internationally recognized organizations.
5. **Bench Sign.** Copy painted on a portion of a bench.
6. **Business Identification Sign.** A sign which serves to identify only the name, address, and lawful use of the premises upon which it is located and provides no other advertisements or product identification.
7. **Cabinet Sign (Can Sign).** A sign which contains all the text and/or logo symbols within a single enclosed cabinet and may or may not be internally illuminated.
8. **Changeable Copy Sign.** A sign designed to allow the changing of copy through manual, mechanical, or electrical means including time and temperature.
9. **Community Event Sign.** A temporary sign, other than a commercial sign, posted to advertise a community event sponsored by a public agency, school, church, community-fraternal organization, or similar non-commercial organization. The sign is intended to inform the public of a community happening, action, purpose, or occasion. (i.e., grand opening, community event, public meeting, and similar) (Rev. Ord. 2009-256).

10. **Contractor or Construction Sign.** A sign which states the name of the developer and contractor(s) working on the site and related engineering, architectural or financial firms involved with the project.
11. **Directional Sign.** An on-site sign which is designed and erected solely for the purposes of directing vehicular and/or pedestrian traffic within a project.
12. **Directory Sign.** A sign for listing the tenants and their suite numbers of a multiple tenant structure or center.
13. **Double-Faced Sign.** A sign constructed to display its message on the outer surfaces of two identical and/or opposite parallel planes.
14. **Electronic Reader Board Sign.** A sign with a fixed or changing display composed of a series of lights, but not including time and temperature displays.
15. **Flashing Sign.** A sign that contains an intermittent or sequential flashing light source.
16. **Future Tenant Identification Sign.** A temporary sign that identifies the names of future businesses that will occupy a site or structure.
17. **Garage Sale Sign.** A sign with a message advertising the resale of personal property that has been used by the resident.
18. **Grand Opening.** A promotional activity not exceeding 30 calendar days used by newly established businesses, within two months after initial occupancy, to inform the public of their location and services available to the community. "Grand Opening" does not mean an annual or occasional promotion of retail sales by a business.
19. **Ground Mounted Sign.** A sign fixed in an upright position on the ground not attached to a structure other than a framework, pole or device, erected primarily to support the sign. Includes monument signs and pole signs.
20. **Holiday Decoration Sign.** Temporary seasonal signs, in the nature of decorations, clearly incidental to and customarily associated with nationally recognized holidays and which contain no advertising message.
21. **Illegal Sign.** A sign which includes any of the following:
  - a. A sign erected without first complying with all regulations in effect at the time of its construction or use;
  - b. A sign that was legally erected, but whose use has ceased, the structure upon which the display is placed has been abandoned by its owner, or the sign is not

being used to identify or advertise an ongoing business for a period of not less than 90 days;

- c. A sign that was legally erected which later became nonconforming as a result of the adoption of an ordinance, the amortization period for the display provided by the ordinance rendering the display conforming has expired, and conformance has not been accomplished;
- d. A sign that was legally erected which later became nonconforming and then was damaged to the extent of 50 percent or more of its current replacement value;
- e. A sign which is a danger to the public or is unsafe;
- f. A sign which is a traffic hazard not created by relocation of streets or highways or by acts of the Town; or
- g. A sign that pertains to a specific event, and five days have elapsed since the occurrence of the event.

**22. Indirectly Illuminated Sign.** A sign whose light source is external to the sign and which casts its light onto the sign from some distance.

**23. Internally Illuminated Sign.** A sign whose light source is located in the interior of the sign so that the rays go through the face of the sign, or light source which is attached to the face of the sign and is perceived as a design element of the sign.

**24. Marquee (Canopy) Sign.** A sign which is attached to or otherwise made a part of a permanent roof-like structure which projects beyond the building wall in the form of a large canopy to provide protection from the weather.

**25. Mobile Billboard.** A mobile billboard is any vehicle, or wheeled conveyance which carries, conveys, pulls, or transports any sign or billboard for the primary purpose of advertising. This definition does not include buses, taxicabs, and vehicles that display an advertisement for the business of its owner, so long as the vehicle is used for the business of the owner, and not used primarily for advertising. (Rev. Ord. 2009-256)

**26. Monument Sign.** An independent, freestanding structure supported on the ground having a solid base as opposed to being supported by poles or open braces.

**27. Multi-Tenant Sign.** An identification sign for a commercial site with multiple tenants, displaying the names of each tenant on the site.

**28. Nonconforming Sign.** An advertising structure or sign which was lawfully erected and maintained prior to the adoption of this Development Code, but does not now completely comply with current regulations.

29. **Off-Site Directional Sign.** A sign identifying a publicly owned facility, emergency facility, or a temporary subdivision sign, but excluding real estate signs.
30. **Off-Site Sign.** A sign identifying a use, facility, service, or product which is not located, sold, or manufactured on the same premise as the sign or which identifies a use, service, or product by a brand name which, although sold or manufactured on the premise, does not constitute the principal item for sale or manufactured on the premise.
31. **Permanent Sign.** A sign constructed of durable materials and intended to exist for the duration of time that the use or occupant is located on the premises.
32. **Political Sign.** A sign designed for the purpose of advertising support of or opposition to a candidate or proposition for a public election.
33. **Pole/Pylon Sign.** An elevated freestanding sign, typically supported by one or two poles or columns.
34. **Portable Sign.** A sign that is not permanently affixed to a structure or the ground.
35. **Projecting Sign.** A sign other than a wall sign suspending from, or supported by, a structure and projecting outward.
36. **Promotional Sign.** A sign erected on a temporary basis to promote the sale of new products, new management, new hours of operation, a new service, or to promote a special sale.
37. **Real Estate Sign.** A sign indicating that a property or any portion thereof is available for inspection, sale, lease, rent, or directing people to a property, but not including temporary subdivision signs.
38. **Roof Sign.** A sign constructed upon or over a roof, or placed so as to extend above the edge of the roof.
39. **Special Event Sign/Banner.** A temporary sign or banner that is intended to inform the public of a community happening, action, purpose, or occasion (i.e., grand opening or community event).
40. **Temporary Sign.** A sign intended to be displayed for a limited period of time and capable of being viewed from a public right-of-way, parking area or neighboring property.
41. **Under Marquee Sign.** A sign suspended from a marquee or canopy.

- 42. Vehicle Sign.** A sign which is attached to or painted on a vehicle which is parked on or adjacent to any property, the principal purpose of which is to attract attention to a product sold or business located on the property.
- 43. Wall Sign.** A sign which is attached to or painted on the exterior wall of a structure with the display surface of the sign approximately parallel to the building wall.
- 44. Window Sign.** A sign posted, painted, placed, or affixed in or on a window exposed to public view. An interior sign which faces a window exposed to public view and is located within three feet of the window.

**Sign Area.** The entire area within a perimeter defined by a continuous line composed of right angles using no more than four lines which enclose the extreme limits of lettering, logo, trademark, or other graphic representation.

**Sign Height.** The vertical distance from the uppermost point used in measuring the area of a sign to the average grade immediately below the sign, including its base or the top of the nearest curb of the street on which the sign fronts, whichever measurement is the greatest.

**Significant Groves or Stands of Trees.** Groups of trees where the individual trees might not comply with the criteria of this Chapter, however, they represent a significant scenic or natural resource as a result of their grouping. Scenic resources may include entry statements to the Town, scenic corridors along major highways/streets, and/or specific rural, natural, or historic areas. Natural resources may include natural woodlands, riparian habitats, and/or drainage areas.

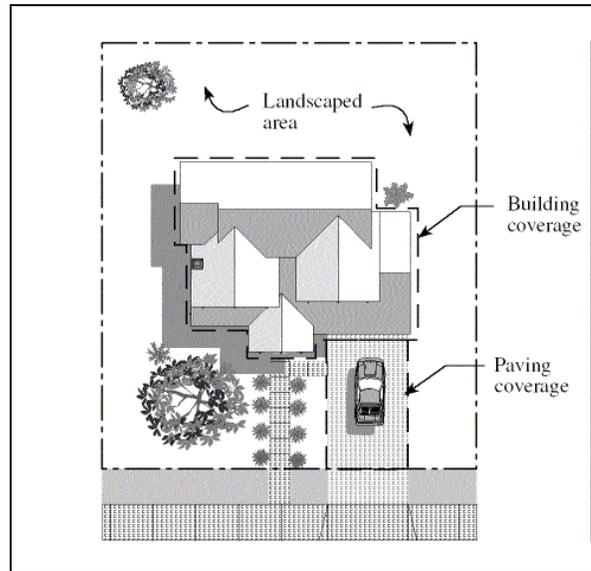
**Single-Family Dwellings.** A building designed for and/or occupied exclusively by one family. Also includes factory-built, modular housing units, constructed in compliance with the Uniform Building Code (UBC), and mobile homes/manufactured housing on permanent foundations. May include the rental of rooms within a dwelling also occupied by the property owner or a primary tenant.

**Single Room Occupancy Housing (SRO)** shall mean a structure that provides living units that have separate sleeping areas and some combination of shared bath or toilet facilities. The structure may or may not have separate or shared cooking facilities for the residents. SRO includes structures commonly called residential hotels or rooming houses. (Added 09/17/2014, ORD. 2014-287)

**Site.** A parcel or adjoining parcels under single ownership or single control, considered a unit for the purposes of development or other use.

**Site Coverage.** The percentage of total site area occupied by structures. Structure or building coverage includes the primary structure, all accessory structures (e.g., carports, garages, patio covers, storage sheds, trash dumpster enclosures, etc.) and architectural features (e.g., chimneys, balconies, decks above the first floor, porches, stairs, etc.). Structure/building coverage is measured from exterior wall to exterior wall.

**FIGURE 6-3**  
**SITE COVERAGE**



**Small Family Day Care Homes.** See "Child Day Care Facilities."

**Smoke Shops.** Also known as "smoking and/or tobacco paraphernalia establishments" are defined as those establishments that either: (1) devote more than fifteen percent (15%) of their total floor space to smoking or tobacco paraphernalia, or (2) devote more than a two foot by four-foot (two feet in depth maximum) section of shelf space for display for sale and sale of smoking-and/or tobacco paraphernalia. Smoking and/or paraphernalia include, but are not limited to, the follow:

1. Kits intended for use or designed for use in planting, propagating, cultivating, growing or harvesting of any species of tobacco plant.
2. Kits intended for use or designed for use in manufacturing, compounding, converting, producing, processing, or preparing tobacco.
3. Isomerization devices intended for use or designed for use in increasing the potency of any species of tobacco plant. Testing equipment intended for use or designed for use in identifying, or in analyzing the strength, effectiveness or purity of tobacco.
4. for use or designed for use in weighing or measuring tobacco. Separation gins and sifters intended for use or designed for use in removing twigs, stems, seeds, or other foreign material from, or in otherwise cleaning or refining, tobacco.
5. Blenders, bowls, containers, spoons, and mixing devices intended for use or designed for use in compounding tobacco substances.
6. Envelopes, pouches, capsules, balloons, and other containers intended for use or designed for use in packaging small quantities of tobacco.
7. Containers and other objects intended for use or designed for use in storing or concealing tobacco.

8. Objects intended for use or designed for use in ingesting, inhaling, or otherwise introducing tobacco into the human body, such as the following:
  - a. Metal, wood, acrylic, glass, stone, plastic, or ceramic pipes with or without screens, permanent screens, or punctured metal bowls.
  - b. Water pipes.
  - c. Carburetion tubes and devices.
  - d. Smoking and carburetion masks.
  - e. Clips or other devices intended to hold burning materials, such as marijuana cigarette, that has become too small or too short to be held in the hand.
  - f. Miniature cocaine spoons, and cocaine vials.
  - g. Chamber pipes, carburetor pipes, electric pipes, air-driven pipes, chillums, bongs, ice pipes or chillers.

Nothing in the definition of smoking or tobacco paraphernalia is intended to nor shall be interpreted as applying to tobacco products or legalizing or applying to any use otherwise prohibited by state or federal law, including without limitation, California Penal Code Section 308, Business & Professions Code Section 22950 et. seq., and Health & Safety Code Sections 11014.5, 11364, 11364.5 and 11364.7. (Rev. 04/09/18, ORD. 2017-318)

**Solid fence.** A fence constructed of substantial material, such as wood or metal, that prevents viewing the contents from one side to the other side of the fence. (Rev. 04/09/18, ORD. 2017-318)

**Smoke Shops.** Also known as “head shops” or “smoking, drug, and/or tobacco paraphernalia establishments” are defined as those establishments that either: (1) devote more than fifteen percent (15%) of their total floor space to smoking or tobacco paraphernalia, or (2) devote more than a two foot by four-foot (two feet in depth maximum) section of shelf space for display for sale and sale of smoking, drug, and/or tobacco paraphernalia. Smoking, drug, and/or paraphernalia include, but are not limited to, the follow:

1. Kits intended for use or designed for use in planting, propagating, cultivating, growing or harvesting of any species of tobacco plant or any plant which is a controlled substance or from which a controlled substance can be derived.
2. Kits intended for use or designed for use in manufacturing, compounding, converting, producing, processing, or preparing tobacco or controlled substances.
3. Isomerization devices intended for use or designed for use in increasing the potency of any species of tobacco plant or plant which is a controlled substance.
4. Testing equipment intended for use or designed for use in identifying, or in analyzing the strength, effectiveness or purity of tobacco or controlled substances.
5. Scales and balances intended for use or designed for use in weighing or measuring tobacco or controlled substances.
6. Separation gins and sifters intended for use or designed for use in removing twigs, stems, seeds, or other foreign material from, or in otherwise cleaning or refining, tobacco or marijuana.

7. Blenders, bowls, containers, spoons, and mixing devices intended for use or designed for use in compounding tobacco substances or substances containing marijuana.
8. Envelopes, pouches, capsules, balloons, and other containers intended for use or designed for use in packaging small quantities of tobacco or controlled substances.
9. Containers and other objects intended for use or designed for use in storing or concealing tobacco or controlled substances.
10. Objects intended for use or designed for use in ingesting, inhaling, or otherwise introducing tobacco or controlled substances into the human body, such as the following:
  - a. Metal, wood, acrylic, glass, stone, plastic, or ceramic pipes with or without screens, permanent screens, or punctured metal bowls.
  - b. Water pipes.
  - c. Carburetion tubes and devices.
  - d. Smoking and carburetion masks.
  - e. Clips or other devices intended to hold burning materials, such as marijuana cigarette, that has become too small or too short to be held in the hand.
  - f. Miniature cocaine spoons, and cocaine vials.
  - g. Chamber pipes, carburetor pipes, electric pipes, air-driven pipes, chillums, bongs, ice pipes or chillers.

Nothing in the definition of smoking, drug and/or tobacco paraphernalia is intended to nor shall be interpreted as applying to tobacco products or legalizing or applying to any use otherwise prohibited by state or federal law, including without limitation, California Penal Code Section 308, Business & Professions Code Section 22950 et. seq., and Health & Safety Code Section s11014.5, 11364, 11364.5 and 11364.7. (Ord. 2009-258)

**Spa.** A commercial establishment devoted to overall well-being through a variety of professional services that encourage the renewal of mind, body and spirit. An establishment that provides personal care treatments such as whirlpool baths, massage, facials, waxing, sauna, steam baths, mud baths, and similar services. (Ord. 2009-258)

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

**Stealth Facility.** A communications facility which is designed to blend into the surrounding environment, typically one that is architecturally integrated into a structure. Also referred to as concealed antenna.

**Stone and Cut Stone Product Manufacturing.** Manufacturing establishments engaged primarily in cutting, shaping, and finishing marble, granite, slate, and other stone for building and miscellaneous uses. Also includes establishments engaged primarily in buying or selling partly finished monuments and tombstones.

**Storage - Indoor.** The storage of various materials entirely within a structure, as the primary use of the structure. The storage of materials accessory and incidental to a primary use is not considered a land use separate from the primary use.

**Storage - Outdoor.** The storage of various materials outside of a structure other than fencing, either as an accessory or principal use.

**Storage - Personal Storage Facility (Mini-Storage).** A structure or group of structures containing generally small, individual, compartmentalized stalls or lockers rented as individual storage spaces and characterized by low parking demand.

**Street.** A public thoroughfare accepted by the Town, which affords principal means of access to abutting property, including avenue, place, way, drive, lane, boulevard, highway, road, and any other thoroughfare except an alley as defined in this Subsection.

**Street Line.** The boundary between a street right-of-way and property.

**Structure.** Anything constructed or erected, the use of which requires attachment to the ground or attachment to something located on the ground. For the purposes of this Zoning Ordinance, the term "structure" includes "buildings," but does not include swimming pools.

**Structure-Mounted.** Mounted to the side of a structure (e.g., a billboard, church steeple, freestanding sign, etc.).

**Structure, Primary.** See "Primary Structure."

**Structural Clay and Pottery Product Manufacturing.** Manufacturing establishments engaged primarily in producing brick and structural clay products, including pipe, china plumbing fixtures, and vitreous china articles, fine earthenware and porcelain products. Artist/craftsman uses are included in "Handcraft Industries and Small Scale Manufacturing," and "Home Occupations."

**Studio Apartment.** Residential rental units whose square footage does not exceed 500 square feet. Studio apartments are encouraged in apartment projects of varied size units, to provide a mix of housing types. (Revised 03/03/04, ORD. 2004-178)

**Studios for Art, Dance, Music, Photography, etc.** Small scale facilities, typically accommodating one group of students at a time, in no more than one instructional space. Larger facilities are included under the definition of "Schools - Specialized education and training." These include facilities for: individual and group instruction and training in the arts; production rehearsal; photography, and the processing of photographs produced only by users of the studio facilities; martial arts training studios; gymnastics instruction, and aerobics and gymnastics studios with no other fitness facilities or equipment.

**Subdivision.** The division, by any subdivider, of any unit or portion of land shown on the latest equalized Sonoma County assessment roll as a unit or contiguous units, for the purpose of sale, lease or financing, whether immediate or future. Property shall be considered as contiguous units, even if it is separated by roads, streets, utility easement or railroad rights-of-way. Subdivision includes the following, as defined in Civil Code Section 1315: a condominium project; a community apartment project; or the conversion of five or more existing dwelling units to a stock cooperative.

**Subdivision Map Act or Map Act.** Division 2, Title 7 of the California Government Code, commencing with Section 66410 as presently constituted, and any amendments to those provisions.

**Supportive Housing** shall mean housing with no limit on length of stay, that is occupied by the target population and linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his/her health status, and maximizing his/her ability to live and, when possible, work in the community. Supportive housing units are residential uses subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone. (Revised 03/19/03, ORD. 2003-167; Revised 09/17/2014, ORD. 2014-287)

## **T. Definitions, "T."**

**Tanning Salon.** A commercial business that caters to the browning of skin through some ultraviolet light source and/or painting/spraying method. (tanning beds, spray on tans, and similar). (ORD. 2009-258)

**Tattoo Parlors.** Any establishment that engages in the business of tattooing and/or branding and body piercing of human beings, including scarification and the application of permanent cosmetics as defined by Health and Safety Code Section 119300. A permanent picture, design, or other marking made on the skin by pricking it and staining it with an indelible dye. (ORD. 2009-258)

**Telecommunications Facilities.** Public, commercial and private electromagnetic and photoelectric transmission, broadcast, repeater and receiving stations for radio, television, telegraph, telephone, data network, and wireless communications, including commercial earth stations for satellite-based communications. Includes antennas, commercial satellite dish antennas, and equipment buildings. Does not include telephone, telegraph and cable television transmission facilities utilizing hard-wired or direct cable connections.

**Temporary Structure.** A structure without any foundation or footings, and which is removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

**Temporary Use.** A use of land that is designed, operated and occupies a site for a limited period of time, typically less than 12 months.

**Textile and Leather Product Manufacturing.** Manufacturing establishments engaged in performing any of the following operations:

- coating, waterproofing, or otherwise treating fabric
- dyeing and finishing fiber, yarn, fabric, and knit apparel
- manufacture of knit apparel and other finished products from yarn
- manufacture of felt goods, lace goods, non-woven fabrics and miscellaneous textiles
- manufacturing of woven fabric, carpets and rugs from yarn
- preparation of fiber and subsequent manufacturing of yarn, threads, braids, twine cordage
- upholstery manufacturing

**Theaters and Auditoriums.** Indoor facilities for public assembly and group entertainment, other than sporting events, including:

- civic theaters, and facilities for "live" theater and concerts
- exhibition and convention halls
- motion picture theaters
- public and semi-public auditoriums
- similar public assembly uses

Does not include outdoor theaters, concert and similar entertainment facilities, and indoor and outdoor facilities for sporting events; see "Outdoor Commercial Recreation."

**Tower.** Any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including but not limited to self-supporting lattice towers, guy towers or monopole towers. Telecommunication towers comprise personal wireless service facilities, including radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers or personal communication service towers, and alternative tower structures.

**Town.** The Town of Windsor. (Rev. 01/07/09, ORD. 2009-250)

**Town Council.** The Windsor Town Council, referred to in this Zoning Ordinance as the "Council."

**Transit Stations and Terminals.** Passenger stations for vehicular, ferry, and rail mass transit systems; also terminal facilities providing maintenance and service for the vehicles operated in the transit system. Includes buses, taxis, railway, etc.

**Transit Stop Shelters.** A small-scale covered waiting area for busses and taxis.

**Transitional Housing** shall mean rental housing operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six (6) months and in no case more than two (2) years. Transitional housing units are residential uses subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone. (Added 09/17/2014, ORD. 2014-287)

## Trees.

1. **Building Footprint** - the two-dimensional plan of a building's perimeter boundaries measured at grade level.
2. **Certified Arborist** - a person who is certified with the International Society of Arboriculture, thereby demonstrating knowledge and competency in the field of arboriculture, and is a member of the American Society of Consulting Arborists.
3. **Compaction** - compression of the soil structure within a TPZ by any means (e.g. traffic, heavy equipment, storage of construction materials, etc.) that creates an upper layer that is dense and impenetrable. Compaction injures the roots of trees, and leads to poor health and decline. Symptoms of soil compaction often take 3 to 10 years to manifest themselves.
4. **Damage to a Tree.** Any action causing or contributing injury to the root system or other parts of a tree, by fire, application of toxic substances, operation of machinery or equipment; improper watering; changing natural grade of land by excavation or filling the drip line area around the trunk; or by attaching signs or artificial material thereby piercing the bark of the tree.
5. **Dead Tree** - either a tree that is dead, or one that has been so irreparably damaged, or is in such an advanced state of decline that not enough live tissue exists to sustain life. Such a determination must be made by a certified arborist. Once a tree has been determined to be dead then removal is permitted.
6. **Diameter at Breast Height (DBH)** - the diameter of the tree trunk at four and one-half feet (54") above the natural grade level. The diameter can be calculated using the formula:  $DBH = \text{circumference at 4.5 feet} \div 3.142$ . To determine the DBH of multi-trunk trees, or measuring trees on slopes, consult the current Guide for Plant Appraisal, published by the Council of Tree and Landscape Appraisers.
7. **Diseased Trees.** Trees afflicted by, but not limited to, any of the following: insect infestation, heart rot, exfoliation, slime flux, crown rot, leaf scorch, and root fungus that shall be evaluated, treated and re-evaluated in an effort to restore or save the tree.
8. **Dripline Area** - the area represented by the actual size and shape of the tree canopy, as shown on an aerial photograph. Dripline does not represent the size or area of the root zone, and is not the same as the Tree Protection Zone (TPZ), which represents the area required for preservation by fencing.
9. **Hand Digging** - performing underground trenching without traditional trenching equipment such as backhoes, excavators, or trenchers. Alternate trenching techniques, as specified by the project arborist, might include using horizontal boring technology, high pressure air, high pressure water, and in limited locations manual removal of soil from a trench area with a shovel.

- 10. Hazardous Tree** - a tree that possesses a significant structural defect that poses an unacceptable risk should the tree, or any part of it, fall on a target.

A structural defect is defined as any structural weakness, whether caused by disease or any other means, which results in the deformity or weakness of a tree. Such a condition can be verified by a certified arborist. The Town retains the discretionary right to approve or amend a hazardous rating, in writing, and recommend any action that may reduce the condition to a less-than significant level of hazard.

A tree with a structural defect may not be a hazard if a ‘target’ is absent within the falling distance of the tree or its parts (e.g., a substandard tree in a non-populated area away from pedestrian pathways may not be considered a hazard).

- 11. Heritage Tree.** A tree or grove of trees designated by resolution of the Council as a heritage tree because of an association with some event or person of historical significance to the community or because of special recognition due to size, condition, or aesthetic qualities.
- 12. Landmark Tree.** Prominent or visually significant tree(s) of any species except eucalyptus with a trunk diameter of 30 inches or greater measured at 4.5 feet from surrounding grade. (Rev. 4/18/07, Ord. 2007-214)
- 13. Native Tree** – any tree which has its natural origin at the project site. Does not include trees that originate in other parts of the world that have naturalized in Windsor. Does not include trees that are native to other parts of California that have been planted in Windsor.
- 14. Non-native Tree** – any tree which has its natural origin outside the Town of Windsor. Includes ornamental trees, trees that have naturalized from other areas, and natives from other areas of the state.
- 15. Protected Tree** - all oak trees greater than six inches, California Buckeye greater than six inches, and California Bay trees twelve inch or greater. Size is trunk diameter measured at a height of 4.5 feet from surrounding grade. Multiple trunk trees must possess at least one trunk with the above diameter (based on species) to be considered protected.
- 16. Protective Tree Fencing** - a temporary enclosure erected around a tree to be protected at the boundary of the tree protection zone. The fence serves three primary functions:
- To keep the crown, branch structure and trunk clear from direct contact with, and damage by, equipment, materials or other disturbances;
  - To preserve roots and soil in a natural, intact and non-compacted state;
  - To identify the tree protection zone in which no soil disturbance is permitted and in which activities are restricted.

17. **Root Pruning** - the deliberate and intended cutting of any root over 1 inch in diameter using a clean saw or other cutting instrument. Roots must never be torn from the ground, but must always be cleanly severed when encountered.
18. **Significant Groves or Stands of Trees.** Groups of trees where the individual trees might not comply with the criteria of this Chapter, however, they represent a significant scenic or natural resource as a result of their grouping. Scenic resources may include entry statements to the Town, scenic corridors along major highways/streets, and/or specific rural, natural, or historic areas. Natural resources may include natural woodlands, riparian habitats, and/or drainage areas.
19. **Significant Tree** – as determined by the arborist, a significant tree can be identified by size, age, species, unusual character, historical significance, or a combination of these features. When identified by the arborist as significant, exceptional measures to preserve and protect may be required.
20. **Site Plan** - either a Pre-application Plan, Improvement Plan, or Tentative Map. The Pre-application Plan need only show the surveyed tree locations and the tree driplines (including trees located on neighboring property that overhang the project site). The Improvement Plan or Tentative Map must show the surveyed tree locations, tree protection zones (TPZ), and tree numbers that correspond to the tree information contained in the Tree Protection and Preservation Plan. Additionally the Improvement Plan or Tentative Map shall show existing site conditions and proposed improvements.
21. **Street Tree** - any publicly owned tree growing within the Town’s right-of-way or an area within a public easement. A permit from the Town is required prior to any work on or around these trees.
22. **Target** - people, vehicles, structures, other trees or landscape improvements subject to damage by a falling tree.  
A tree with a hazardous structure may not be a hazard if a ‘target’ is absent within the falling distance of the tree or its parts, for example a small tree in a non-populated area, away from pedestrian pathways, might possibly not be considered a hazard.
23. **Topping** - the practice of cutting back large diameter branches to a stub, or truncating the main stem.
24. **Tree Appraisal** - a method of determining the monetary value of a tree as it relates to the real estate value of a property, neighborhood or community. When required, a certified arborist determines the tree’s value by adjusting its ‘basic value’ by condition, location and species, using the most recent edition of the Guide for Plant Appraisal, published by the Council of Tree and Landscape Appraisers.

25. **Tree Injury** - a wound resulting from any activity, including but not limited to, excessive pruning, cutting, bruising, scarring, tearing or breaking of roots, bark, trunk, branches or foliage. It also includes damage inflicted on a tree through activities in the tree protection zone such as trenching, excavating, altering grade, paving or compaction. It also includes the application of herbicides or poisons, or any other action that ordinarily would result in damage to a tree.
26. **Tree Inspection Report** - a written report prepared by the project arborist to document that the specified tree inspection, or any other required procedure, has been accomplished. All necessary mitigation or action items that are required based on conditions existing at the time of inspection shall be noted, as well as any violations of the Tree Preservation Policy or Tree Protection and Preservation Plan.
27. **Tree Inventory** – a site plan that illustrates the location and driplines of all trees on a proposed project site. An inventory is a recommended submittal in the pre-application stage of development.
28. **Tree Protection and Preservation Plan** - a plan prepared by a certified arborist that outlines measures to protect and preserve trees on a project. This plan shall include requirements for preservation, establish a tree protection zone (TPZ), specify tree protection during demolition and/or construction, and specify mitigation measures and appraisal values for each tree.
29. **Tree Protection Signage** - signs measuring a minimum size of 12” x 18” designating the tree protection zone, which is a protected area. Tree protection signs must be attached to the tree protection fencing at maximum intervals of 12 feet apart on all fenced areas.
30. **Tree Protection Zone or (TPZ)** the area of temporary fenced tree enclosure. The roots that are critical for tree survival are typically found in the upper three feet of soil and may extend beyond the dripline area. Protecting the roots in the TPZ is necessary to ensure the tree’s survival. The TPZ is a restricted activity zone where no access or soil disturbance is permitted, unless approved, in writing, and supervised by the Project Arborist. A TPZ must be identified for each tree and shown on all applicable Improvement plans.

The TPZ is measured from the dripline of the furthest most tree limb plus a minimum of one inch for every inch of the diameter of the tree or a minimum of 3’ beyond the dripline, whichever is greater to provide a protected zone outside the furthest dripline of the tree. (DBH - the diameter of the tree trunk at four and one-half feet (54”) above the natural grade level).

The Project Arborist retains the discretionary right to decrease or increase the size of a TPZ at any time.

- 31. Tree Removal** - complete tree removal either by cutting to the ground, or extraction, and then grinding or pushing over the stump of the tree, and disposing of the remains as directed by the Project Arborist.
- 32. Trenching** - any excavation, whether to provide irrigation, install foundations, lay utility lines, pipe, drainage or other property improvements below grade. Trenching within the TPZ is injurious to roots and tree health and is prohibited, unless approved in writing by the project arborist.

**U. Definitions, "U."**

**Unit.** See "Housing Unit."

**Use.** The purpose for which land or a structure is designed, arranged, intended, occupied, or maintained.

**Use, Primary.** See "Primary Use."

**Utility Allowance.** A utility allowance for renters or owners, calculated per utility allowance schedules published by the Sonoma County Housing Authority, a successor index, or an alternative index allowed by the California Tax Credit Allocation Committee. (Rev. 01/07/09 ORD. 2009-250)

**Utility Facilities.** Fixed-base structures and facilities serving as junction points for transferring utility services from one transmission voltage to another or to local distribution and service voltages. These uses include any of the following facilities that are not exempted from land use permit requirements by Government Code Section 53091:

- corporation and maintenance yards.
- electrical substations and switching stations
- natural gas regulating and distribution facilities
- public water system wells, treatment plants and storage
- telephone switching facilities
- wastewater treatment plants, settling ponds and disposal fields

These uses do not include office or customer service centers (classified in "Offices"), or equipment and material storage yards.

**Utility Infrastructure.** Pipelines for water, natural gas, and sewage collection and disposal; and facilities for the transmission of electrical energy for sale, including transmission lines for a public utility company. Also includes telephone, telegraph, cable television and other communications transmission facilities utilizing direct physical conduits. Does not include offices or service centers (see "Offices"), or distribution substations (see "Utility Facilities").

## V. Definitions, "V."

**Variance.** A discretionary entitlement that may waive or relax the development standards of this Zoning Ordinance, in compliance with Section 27.42.070 (Variances).

**Vehicle and Freight Terminals.** This land use consists of transportation establishments furnishing services incidental to air, motor freight, and rail transportation including:

freight forwarding services	postal service bulk mailing distribution centers
freight terminal facilities	transportation arrangement services
joint terminal and service facilities	trucking facilities, including transfer and storage
packing, crating, inspection and weighing services	

**Vehicle Services.** The repair, alteration, restoration, towing, painting, cleaning (including self-service and attended car washes), or finishing of automobiles, trucks, recreational vehicles, boats and other vehicles as a primary use, including the incidental wholesale and retail sale of vehicle parts as an accessory use. This use includes the following categories.

- 1. Major Repair/Body Work.** Repair facilities dealing with entire vehicles. These establishments provide towing, collision repair, other body work, and painting services; and also include tire recapping establishments.
- 2. Maintenance/Minor Repair.** Minor facilities specialize in limited aspects of repair and maintenance (e.g., muffler and radiator shops, quick-lube, etc.).

Does not include automobile parking (see "Parking Facilities/Vehicle Storage"), repair shops that are part of a vehicle dealership on the same site (see "Auto and Vehicle Sales," and "Mobile Home and Recreational Vehicle Sales"); automobile service stations, which are separately defined; or automobile dismantling yards, which are included under "Recycling -Scrap and Dismantling Yards."

**Very Low and Low Income Households.** A person or household whose gross income is 50% or less of the Sonoma County AMI, adjusted for family size, as defined by HCD. (Rev. 01/07/09 ORD. 2009-250)

**Veterinarians, Animal Hospitals, Kennels, Boarding.** Office and indoor medical treatment facilities used by veterinarians, including large and small animal veterinary clinics, and animal hospitals. Kennels and boarding operations are commercial facilities for the keeping, boarding or maintaining of five or more dogs four months of age or older, or five or more cats, except for dogs or cats in pet shops.

**W. Definitions, "W."**

**Warehousing, Wholesaling and Distribution.** These facilities include:

- 1. Warehousing.** Facilities for the storage of furniture, household goods, or other commercial goods of any nature. Includes cold storage. Does not include: warehouse, storage or mini-storage facilities offered for rent or lease to the general public (see "Storage, Personal Storage Facilities"); warehouse facilities in which the primary purpose of storage is for wholesaling and distribution (see "Wholesaling and Distribution"); or terminal facilities for handling freight (see "Vehicle and Freight Terminals").
- 2. Wholesaling and Distribution.** Establishments engaged in selling merchandise to retailers; to industrial, commercial, institutional, farm, or professional business users; or to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. Includes such establishments as:

agents, merchandise or commodity brokers, and commission merchants  
assemblers, buyers and associations engaged in the cooperative marketing of farm products  
merchant wholesalers  
stores primarily selling electrical, plumbing, heating and air conditioning supplies and equipment.

**Wet Bars.** A small single sink that does not accommodate a garbage disposal for food waste. The sink and counter top has a total surface area of less than four square feet. Refrigeration and cabinets would be limited to space under the allowed counter top. (Revised 8/17/05, Ord. 2005-194)

**Wine and Beer Tasting.** A facility selling wine, beer and related products at retail, where wine and beer may be tasted, for a fee or without charge. May include limited production of wine or beer (Maximum single batch not to exceed 4 U.S. Beer Barrels). (Revised 02/06/13, ORD. 2013-277)

**Wineries.** Manufacturing facilities where wine grapes are crushed, fermented, aged, bottled, and sold at wholesale as finished wine. May include tasting and accessory retail sales of wine produced on site.

**Wireless communication facility.** Any public or private structure that supports antennae, microwave dishes, and other related equipment that sends and/or receives radiofrequency signals.

**X. Definitions, "X."** No specialized terms beginning with the letter "X" are used at this time.

**Y. Definitions, "Y."**

**Yard.** An area between a lot line and a setback, unobstructed and unoccupied from the ground upward, except for projections permitted by this Zoning Ordinance. See Section 27.40.090 (Setback Measurement and Exceptions).

1. **Front Yard.** An area extending across the full width of the lot between the front lot line and the required setback.
2. **Rear Yard.** An area extending the full width of the lot between a rear lot line and the required setback.
3. **Side Yard.** An area extending from the front yard to the rear yard between the nearest side lot line and the required setback.

**Z. Definitions, "Z."**

**Zero Lot Line.** The location of a building on a lot in such a manner that one or more building sides rests directly on a lot line.

**Zoning Clearance.** A ministerial approval issued by the Department prior to issuance of any building permit to ensure that the proposed use and/or construction complies with all of the provisions of this Zoning Ordinance.

**Zoning District.** Any of the residential, commercial, public, or overlay districts established by Article 2 of this Zoning Ordinance (Zoning Districts and Allowable Land Uses), within which certain land uses are allowed or prohibited, and certain site planning and development standards are established (e.g., setbacks, height limits, site coverage requirements, etc.).

**Zoning Ordinance.** The Windsor Zoning Ordinance, Title 27 of the Windsor Municipal Code, referred to herein as "this Zoning Ordinance."