Chapter 6

May 2013

Glossary

This chapter provides all definitions that are used throughout this Zoning Code.

This page intentionally left blank.

Section 6.1 Glossary of Terms

For the purpose of this code, certain words and terms used in the Zoning Code are defined as follows.

When not inconsistent with the context, words used in the present tense include the future tense; words in the singular number include the plural number and words in the plural number include the singular number. The masculine gender includes the feminine and neuter gender. The word "shall" is always mandatory and not merely directory. The word "may" is permissive.

Abandoned sign. Any sign which is located on a premise that has been vacated for a period of more than ninety (90) days as regulated in Section 5.7-E Nonconforming and Abandoned Signs.

Accessory Building. A subordinate building on the same lot or building site, the use of which is incidental to that of the main building. A mobile home shall constitute a main building where installed. A second unit, as defined by state law and this code, shall not constitute an accessory building.

Accessory Structures. Buildings or structures separate from the main dwelling unit, such as carports, storage sheds, and pool houses.

Accessory Use. A use customarily incidental and accessory to the principal use of a lot or a building which is located upon the same lot or building site.

Agricultural Uses of the Soils for Crops. Includes the grazing of not more than two (2) mature farm animals per acre and their immature offspring.

Agricultural Workers Housing. Any on-site employee housing for agricultural workers, subject to special provisions included within this code.

Agricultural Zone. Zones A-1 and A-2.

Alley. A public or private thoroughfare or way, permanently reserved and having a width of not more than 20 feet, which affords only a secondary means of access to abutting property.

Alternative Access. A public road or driveway constructed pursuant to appropriate city standards with no restrictions.

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

Assembly Area, Net. The area of a structure which does not include foyers, corridors, restrooms, kitchens, storage, and other areas not used for the assembly of people.

Attractive Nuisances. Any condition that is dangerous or likely to shelter vagrants or criminal activities, including but not limited to: any abandoned or substandard structure, building or fence; abandoned, broken, or neglected equipment, appliances or machinery; and hazardous swimming pools, ponds or other excavations including abandoned shafts or basements.

Auction. The sale of new and used merchandise offered to bidders by an auctioneer for money or other consideration.

Automatic Control Timer. A mechanical or solid state timer, capable of operating valve stations to set the days and length of time of a water application.

Automobile Storage Space. A permanently maintained space on the same lot or building site as the use it is designed to serve.

Automobile Wrecking. The dismantling or wrecking of motor vehicles or trailers, or the storage, sale or dumping of dismantled, partially dismantled, obsolete or wrecked vehicles or their parts, outside of an enclosed building, but not including the incidental storage of vehicles in connection with the operation of a repair garage.

Basement. A story partly underground and having at least one-half (1/2) its height measured from its floor to its finished ceiling, below the average adjoining grade. A basement shall be counted as a story if the vertical distance from the average adjoining grade to its finished ceiling is over five (5) feet.

Beauty shop. Beauty shops, including beauty shops operated from a home by its inhabitants where no assistants are employed and the on-site sign is unlighted and does not exceed two (2) square feet in area.

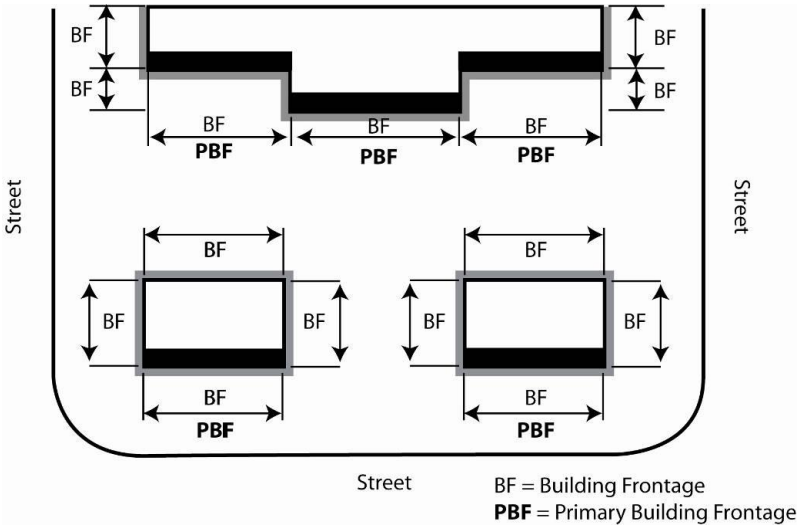
Billboard. A sign which advertises or identifies a use, good, or service not located on the same lot or premise as the sign.

Boarding, Rooming or Lodging House. A building where lodging and meals are provided for compensation for six (6) but not more than fifteen (15) persons, not including rest homes.

Building. A structure having a roof supported by columns or walls. (See Structure.)

Building Frontage, Primary. The building frontage that faces the street (i.e., immediately adjacent or behind a parking area). In cases where a building has more than one street frontage, the longest of the street frontages shall be considered the primary building frontage. In cases where a business has no building frontage facing a street, the building frontage with the primary business entrance shall be considered the primary building frontage. (See Figure 6-1 Building Frontage and Primary Building Frontage). For multitenant buildings, ground floor tenants may have their primary frontage determined independently of the rest of the building based upon the aforementioned rules.

Figure 6-1 Building Frontage and Primary Building Frontage



Building Height. See Section 5.1-C Height Measurement.

Building Setback Line. The distance between the proposed building line and the highway line or permanent access easement located on the same lot.

Building Site. The ground area of a building or buildings together with all open spaces adjacent thereto, as required by this code.

Building, Main. A building in which is conducted the principal use of the lot on which it is situated. In any residential district, any dwelling shall be deemed to be the main building on the lot on which the same is situated.

Bungalow Court. Two or more dwelling units detached or connected.

Business Sign. Any structure, sign, banner, flag, device, figure, painting, display, message placard, or other contrivance, or any part thereof, which has been designated to advertise a business, or to provide data or information regarding services that are provided by that business.

Camps. Any parcel or parcels of land used wholly or in part for recreational, educational, or religious purposes, accommodating five (5) or more children or adults, that is operated as a day camp and/or a resident camp.

Car Pool. Two (2) or more people traveling together on a continuing and prearranged basis in a motor vehicle over routes tailored to accommodate rider needs.

Caretakers Unit. One-family dwellings on the same parcel as the industrial or commercial use provided such dwellings are occupied exclusively by the proprietor or caretaker of the use and their immediate families.

Catteries, Commercial. Any building, structure, enclosure or premises whereupon or within which five (5) or more cats are kept or maintained primarily for financial profit for the purpose of boarding, breeding, training, marketing, hire, or any other similar purpose.

Catteries, Noncommercial. Any building, structure, enclosure, or premises whereupon or within which five (5) or more cats are kept or maintained, but not primarily for financial profit.

Catteries. Any building, structure, enclosure or premises whereupon or within which 10 (ten) or more cats, four (4) months of age or older, are kept or maintained. (See Section 4.7 Kennels and Catteries of this code.)

Ceramic Sales and Manufacturing for On-site Sales. The sale and manufacturing of ceramics for on-site sales.

Certified Recycling Facility. A facility approved by the state of California to collect and redeem recyclable materials for a value not less than that which has been established by the state.

City. City of Eastvale.

Clinic. A place used for the care, diagnosis, and treatment of sick, ailing, infirm, and injured persons and those who are in need of medical or surgical attention, but who are not provided with board or room, nor kept overnight on the premises.

Club. A nonprofit association of persons who are bona fide members, paying regular dues, and are organized for some common purpose, but not including a group organized solely or primarily to render a service customarily carried on as a commercial enterprise.

Commercial Poultry Operation. The raising for profit of chickens, turkeys, ducks, geese, or other fowls, but not including flocks of less than two hundred (200) birds, pigeons or smaller fowls, pets or hatcheries.

Commercial Vehicle. Any motor vehicle, truck, or trailer used for the transportation of passengers, goods, wares, or merchandise having a manufacturer's gross vehicle unladen weight rating greater than ten thousand (10,000) pounds.

Commission. The City of Eastvale Planning Commission.

Compensation. Anything of value.

Conditional Use Permit. Allows for consideration of special uses which may be essential or desirable to a particular community, but which are not allowed as a matter of right within a zoning district, through a public hearing process. A conditional use permit can provide flexibility within a zoning code. Another traditional purpose of the conditional use permit is to enable a municipality to control certain uses which could have detrimental effects on the community.

Congregate Care Facility. A housing arrangement developed pursuant to Section 4.3 of this code, where nonmedical care and supervision are provided, including meals and social, recreational, homemaking and security services.

Convenience Zone. A geographical area designated by the California Department of Conservation which comprises a one-half (1/2) mile radius around an established supermarket or grocery store with gross annual sales of $2,000,000.00 or more in underserved areas with no supermarket.

Cool Season Turf Grass. Turf grass which withstands winter cold and grows best during the cooler months of the year. Most types languish in hot, dry summers and are best adapted to cool regions or regions where marine influence tempers summer heat. Examples are bluegrasses, bents, fescues, and ryegrasses.

Cottage Commercial. A dwelling wherein limited commercial uses are allowed provided that the commercial use is conducted entirely within the dwelling; that the use is secondary to the principal use of the dwelling as a residence; that the commercial use does not require substantial parking and circulation facilities; that the residential character of the exterior and interior of the dwelling is not changed; and that the combination of residential and commercial uses in one dwelling does not violate state and county sanitation requirements. The cottage commercial use must be compatible with the established neighborhood, and must be subject to development review or Conditional Use Permit approval. No more than two (2) persons may be employed on the premises in addition to the family residing in the dwelling.

County. The County of Riverside.

Covenants, Conditions, and Restrictions (CC&Rs). A document used to describe restrictive limitations placed on real property and its uses, and which usually are made a condition of holding legal title to, or leasehold interest in, the real property in question.

Crop Coefficiency. A correction factor, expressed as a decimal fraction, comparing the water consumption by a given plant species to the reference evapotranspiration (ETo). Reference ETo means a standard of measurement of environmental parameters which affect the water use of plants. Reference ETo is given in inches per day, month or year and is an estimate of the ETo of a large field of four (4)- to-seven (7)-inch-tall, cool-season grass that is well watered. Reference ETo is used as the basis of determining the maximum water allowances so that regional differences in climate can be accommodated.

Crop Production. The drying, packing, processing, canning, freezing, and other accepted methods of processing the produce, nuts, and other horticultural products, resulting from such permitted uses, and when such processing is primarily in conjunction with a farming operation and further provided that the permanent buildings and structures used in conjunction with such drying, packing and processing operations are not nearer than twenty (20) feet from the boundaries of the premises.

Crowing Fowl. As used in this code, "crowing fowl" includes chickens, peafowl and guinea fowl.

Dairy Farm. A parcel or contiguous parcels of land used primarily to maintain cattle for the production of milk, including a building or buildings for milking, processing of milk produced on the premises, retail or wholesale sales and deliveries of such milk, and other buildings and structures incidental to the operation.

Day Care Center. A day care facility other than a family day care home, including infant centers, preschools, and extended day care facilities. Such a facility must provide care to children or adults in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual on less than a twenty-four (24)-hour basis.

Decorative Fence. A fence installed for decorative purposes, such as split rail, picket, wrought iron, or low brick or stucco walls, constructed alternately of brick or masonry, and sections of wrought iron, aluminum, or material similar in appearance.

Display face. The surface area of a sign available for the purpose of displaying an advertising message. Display face does not include the structural supports or lighting.

Disposal Service Operations. Areas for the storage and maintenance of vehicles and equipment used in the collection, transportation, and removal of garbage and rubbish not including storage or dumping of garbage or rubbish.

Draying, Freighting and Truck Operations. Business whose sole purpose is to move goods by truck as opposed to businesses which produce, store and then distribute goods such as manufacturers with warehouses and distribution centers. (See Warehousing and Distribution)

Dwelling Unit, Factory-Built. A factory-built dwelling unit means a dwelling unit constructed in accordance with the Uniform Building Code and manufactured in such a manner that all concealed parts or processes of manufacture cannot be inspected before installation at the building site without disassembly, damage or destruction of the part. A factory-built dwelling unit does not include a mobilehome, a mobile accessory building or structure, a recreational vehicle, or a commercial coach.

Dwelling Unit, Manufactured. A manufactured dwelling unit means a residential structure, transportable in one or more section, which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities. A manufactured dwelling unit does not include a factory-built dwelling unit, a mobile accessory building or structure, a recreational vehicle, or a commercial coach.

Dwelling Units. A building or portion thereof used by one family and containing one kitchen.

Dwelling, Guest. A building that contains no cooking facilities and is used exclusively for housing members of a single family and their nonpaying guests. A guest dwelling shall be subject to the provisions of Section 4.1 of this code.

Dwelling, Multiple-Family. A building or portion thereof used to house two or more families, including domestic employees or each such family, living independently of each other, and doing their own cooking.

Dwelling, One-Family. A building or structure, including a mobilehome or manufactured home, containing one kitchen and used to house not more than one family, including domestic employees.

Dwelling, Resort. A building used exclusively for residential purposes, containing not more than two (2) kitchens, with permanent interior means of access between all parts of the building, and located on a lot in a recorded subdivision with an average lot area of ten thousand (10,000) square feet or more. No such dwelling shall be erected unless, as a part of the purchase price of the property, the purchaser receives the privilege of use of recreational facilities such as golf courses or polo fields, which facilities are adjacent to and a part of the residential development. No reduction of yard setbacks shall be permitted despite any other provisions of this code.

Dwelling, Second-Unit. An attached or detached dwelling unit which provides complete independent living facilities for one or more persons, with permanent provisions for living, sleeping, eating, cooking, and sanitation sited on the same parcel as the primary dwelling unit. This definition includes granny flats.

Dwelling, Two-Family. An attached building (e.g., duplex) designed for occupancy by two families living independently of each other, where both dwellings are located on a single lot. For the purposes of this code, this definition also includes halfplexes (two attached units, each with a separate lot). More than one (1) two-family dwelling may be located on a single lot consistent with the density provisions of the General Plan. Does not include second dwelling units (see Dwelling, Second-Unit).

Dwelling. A building or portion thereof designed for or occupied exclusively for residential purposes including one family and multiple dwellings but not including hotels, auto courts, boarding or lodging houses.

Edge of a Right-of-Way. means a measurement from the edge of a right-of-way horizontally along a line normal or perpendicular to the centerline of the freeway or highway.

Educational Institutions. Schools, colleges, or universities, supported wholly or in part by public funds, and other schools, colleges and universities giving general instruction as determined by the California State Board of Education.

Electronic Sign. A sign with a fixed or changing display/message that can be changed through electronic means.

Emergency Access. A private drive or roadway constructed according to Section 5.6. of this code, providing access to one or more buildings. The access may be gated and locked at one or both ends restricting traffic to emergency vehicles only.

Emergency Shelter. Housing with minimal supportive services for homeless persons that is limited to occupancy of six (6) months or less by a homeless person.

Equipment Rental Services. Equipment rental services, including rototillers, power mowers, sanders, power saws, cement, and plaster mixers not exceeding ten (10) cubic feet in capacity, and other similar equipment.

Erected. Built, built upon, added to, altered, constructed, reconstructed, moved upon, or any physical operations on the land, required for a building.

Established Facility. An existing, legally permitted facility that is designed and constructed to accommodate two thousand (2,000) or more people.

Evapotranspiration. The quantity of water evaporated from adjacent soil surfaces, transpired by plants, and retained in plant tissue during a specific time.

Event, Major. See Definition in Section 1.5-G. Temporary Event Permits.

Event, Minor. See Definition in Section 1.5-G. Temporary Event Permits.

Event, Temporary. See Definition in Section 1.5-G. Temporary Event Permits.

Family. One or more persons living together in a dwelling unit, with common access to and common use of all living, kitchen, and eating areas within the dwelling unit.

Family Day Care Home, Large. State-licensed facilities that provide nonmedical care and supervision of minor children for periods of less than twenty-four (24) hours within a single-family residence. The occupant of the residence provides care and supervision generally for seven (7) to fourteen (14) children. As described in the California Health and Safety Code, large day care homes may provide services for up to sixteen (16) children when specific conditions are met.

Family Day Care Home, Small. State-licensed facilities that provide nonmedical care and supervision of minor children for periods of less than twenty-four (24) hours within a single-family residence. The occupant of the residence provides care and supervision generally to six (6) or fewer children. As described in the California Health and Safety Code, small day care homes for children may provide services for up to eight (8) children when specific conditions are met.

Farm. A parcel of land devoted to agricultural uses where the principal use is the propagation, care, and maintenance of viable plant and animal products for commercial purposes.

Farmworker Housing. Consistent with Sections 17021.5 and 17021.6 of the Health and Safety Code, any employee housing consisting of no more than thirty-six (36) beds in group quarters, or twelve (12) units or spaces designed for use by a single family or household, shall be deemed an agricultural land use

designation. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No Conditional Use Permit, Zoning Variance, or other Zoning Clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who do not work on the property where the employee housing is located.

Fence. A man-made continuous barrier of any material, or combination of materials, erected to prohibit entry to real property.

Free-Standing Sign. Any sign not attached to any building or structure.

Freeway. A divided arterial highway for through traffic with full control of access and with grade separations at intersections.

Garage, Private. An accessory building or a main building or portion thereof, used for the shelter or storage of self-propelled vehicles, owned or operated by the occupants of a main building and wherein there is no service or storage for compensation.

Grazing. The grazing of cattle, horses, sheep, goats, or other farm stock or animals, not including hogs, including the supplementary feeding thereof, not to exceed five (5) animals per acre of all the land available; provided, however, the systematic rotation of animals with more than five (5) animals per acre is permitted so long as the total number of permitted animals is not exceeded. For the grazing of sheep or goats, the permissible number of animals per acre may be multiplied by three (3), except that there shall be no limit to the permissible number of sheep which may be grazed per acre when the grazing is for the purpose of cleaning up unharvested crops, provided that such grazing is not conducted for more than four (4) weeks in any six (6)-month period. The provisions of this paragraph apply to mature breeding stock, maintenance stock and similar farm stock, and shall not apply to the offspring thereof, if such offspring are being kept, fed or maintained solely for sale, marketing, or slaughtering at the earliest practical age of maturity. In all cases the permissible number of animals per acre shall be computed upon the basis of the nearest equivalent ratio.

Halfway House. A rehabilitation center for the treatment, counseling, rooming, and boarding of persons released from jail, prisons, hospitals and sanitariums.

Group Home. Shared living quarters without separate kitchen and/or bathroom facilities for each room or unit. This classification includes residential hotels, dormitories, fraternities, sororities, convents, rectories, and private residential clubs but does not include living quarters shared exclusively by a family. This category includes boardinghouses, which are defined as a building other than a hotel or restaurant where meals or lodging or both meals and lodging are provided for compensation for four (4) or more persons.

Hardware and Home Improvement Centers. Hardware and home improvement centers, including not more than one thousand (1,000) square feet of outside storage lumber.

Hazardous Waste Facility. A hazardous waste facility provided a hazardous waste facility siting permit.

Height, Building. See Section 5.1-C Height Measurement.

Highway. Roads, streets, boulevards, lanes, courts, places, commons, trails, ways or other rights-of-way or easements used for or laid out and intended for the public passage of vehicles or persons.

Holiday Display. Any display that is commonly associated with any local or religious holiday and erected on a temporary basis, including but not limited to: Christmas lights and other decorations, Halloween decorations, or similar items etc. Any patriotic display such as a flag or ribbon is not considered a holiday display.

Home Occupation. A home occupation is an accessory, nonresidential business activity that is conducted within a dwelling by its inhabitants, incidental to the residential use of the dwelling, which does not change the character of the surrounding area by generating more traffic, noise, or storage of material than would be normally associated with a residential zone.

Hotel, Resort. A hotel, including all accessory buildings defined as "hotel" of this code and having a building site or hotel grounds of not less than fifty thousand (50,000) square feet. Such hotel may have accessory commercial uses operated primarily for the convenience of the guests thereof, provided there is no street entrance directly to such commercial uses, and further provided such commercial uses shall not occupy more than 20 percent of the ground floor area of such hotel building.

Hotel. A building designed for or occupied as the more-or-less temporary abiding place of individuals who are lodged with or without meals, in which there are six (6) or more guest rooms, and in which no provision is made for cooking in any individual room or suite. Jails, hospitals, asylums, sanitariums, orphanages, prisons, detention homes, or similar buildings where human beings are housed and detained under legal restraint are specifically not included.

Illegal sign. Any of the following:

1. A sign and related structures erected without first complying with all applicable city ordinances and regulations in effect at the time of its construction, erection or use;
2. A sign and related structures which do not comply with this code;
3. A sign and related structures which are a danger to the public or are unsafe.

Indoor Amusement/Entertainment Facility. Establishments providing indoor amusement and entertainment services as primary uses for a fee or admission charge, including dance halls, ballrooms and electronic game arcades. Any establishment with four (4) or more electronic games or coin-operated amusements, or 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 (3) or fewer machines are not considered a land use separate from the primary use of the site.

Indoor Fitness and Sports Facility. Predominantly participant sports and health activities conducted entirely within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice/roller skating rinks, indoor racquetball courts, indoor climbing facilities, soccer areas, athletic clubs, and health clubs.

Junk, Wrecking, Dismantling and Salvage Yards. The use of any lot or parcel of land for outside storage, wrecking, dismantling or salvage of any used or secondhand materials, including but not limited to lumber, auto parts, household appliances, pipe, drums, machinery, or furniture. A proposed or intended use by the owner of the used or secondhand materials does not constitute an exception to this definition.

Kennel. Any building, structure, enclosure, or premises whereupon or within which five (5) or more dogs, four (4) months of age or older, are kept or maintained. (See Section 4.7 Kennels and Catteries of this code).

1. **Class I Kennel.** Any building, structure, enclosure, or premises whereupon or within which five (5) to ten (10) dogs, four (4) months or older of age, are kept or maintained. A Class I Kennel shall not include a sentry dog kennel or an animal rescue operation that meets the definition and requirements set forth in Section 4.7 of this code.
2. **Class II Kennel.** Any building, structure, enclosure, or premise, whereupon or within which eleven (11) to twenty-five (25) dogs, four (4) months of age or older, or cattery (10 to 25 cats) are kept or maintained. A Class II Kennel shall not include a sentry dog kennel.
3. **A Class III Kennel** (26 to 40 dogs) or a **cattery** (26 to 40 cats).
4. **A Class IV Kennel** (41 or more dogs) or a sentry dog kennel or a **cattery** (41 or more cats).
5. **Sentry Dog Kennel.** Any building, structure, enclosure, or premises whereupon or within which five (5) or more guard or sentry dogs are kept or maintained. A sentry dog is any dog trained to work without supervision in a fenced facility and to deter or detain unauthorized persons found within the facility. The term "guard dog" shall also mean "sentry dog."

Kitchen. Any room in a building or dwelling unit which is used for cooking or preparation of food.

Labor Camp. Any building or group of buildings where five (5) or more farm employees are housed.

Lake, Recreational. A confined body of standing fresh water containing more than five hundred thousand (500,000) gallons of water and covering more than one (1) acre of surface area, not including reservoirs, duck clubs, bodies of water contained within golf courses, and water storage used only for agricultural or domestic purposes.

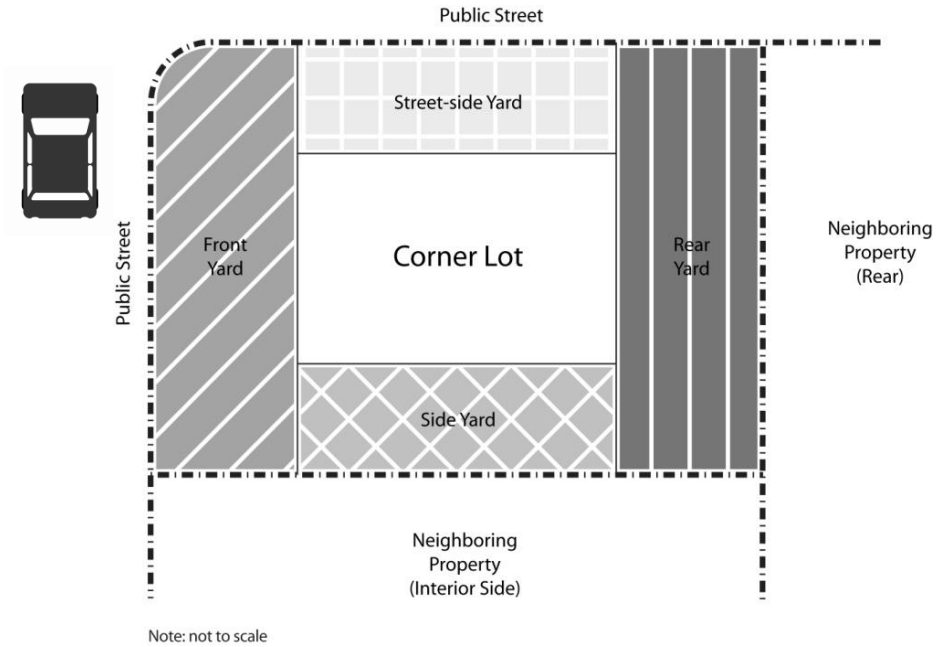
Leasable Floor Area, Net. This area includes sales areas and integral stock areas, but excludes corridors, enclosed malls, lobbies, stairwells, elevators, equipment rooms and restrooms.

Liquid Petroleum Service Stations. Stations with or without the concurrent sale of beer and wine for off-premises consumption, provided that if storage tanks are above ground, the total capacity of all tanks shall not exceed ten thousand (10,000) gallons. Storage tanks shall be painted a neutral color and shall not have any advertising painted or placed on their surface.

Lot. (1) A parcel of real property shown as a delineated parcel of land with a separate and distinct number or other designation of a plot recorded in the Office of the County Recorder of Riverside County; or (2) a parcel of real property not so delineated and containing not less than seven thousand two hundred (7,200) square feet and abutting on a street or alley and held under separate ownership from adjacent property prior to the effective date of this code; or, (3) a parcel of real property not so delineated containing not less than seven thousand two hundred (7,200) square feet abutting on a street or alley, if the same was a portion of a larger piece of real property held under the same ownership prior to the effective date of this code. A lot shall not come into existence solely because it is described as a parcel of real property securing, or in part securing, a promise to pay money or other thing of value whether its title is held by a trustee for such purpose or not.

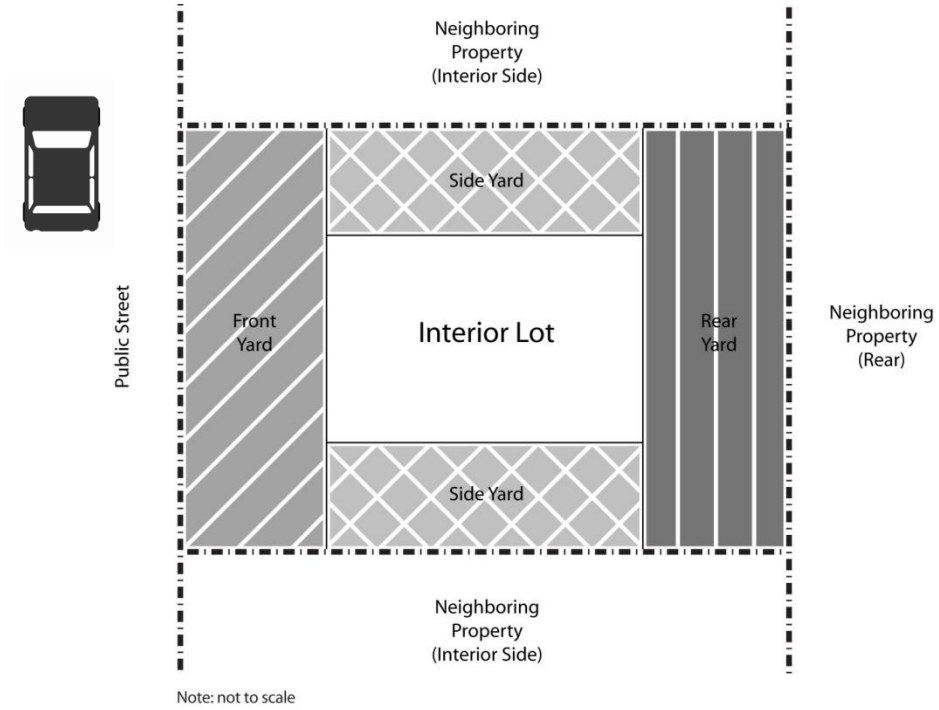
Lot, Corner. A lot located at the junction of two (2) or more intersecting streets having an angle of intersection of not more than one hundred and thirty-five (135) degrees, with a boundary line thereof bordering on two (2) of the streets.

Figure 6-2 Corner Lot



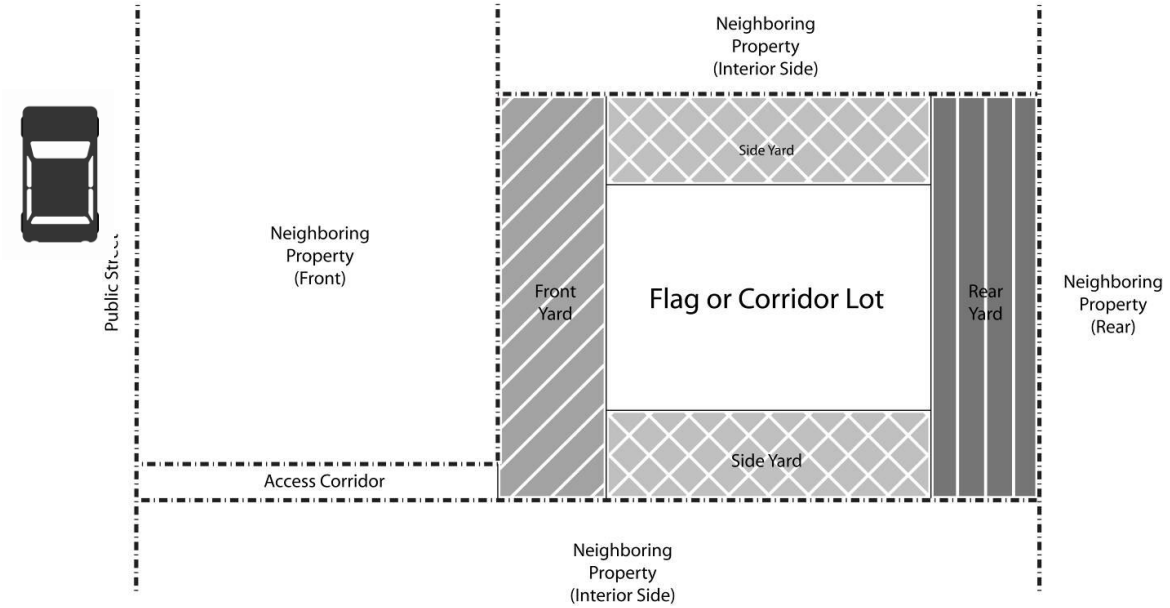
Lot, Interior. A lot other than a corner lot.

Figure 6-3 Interior Lot



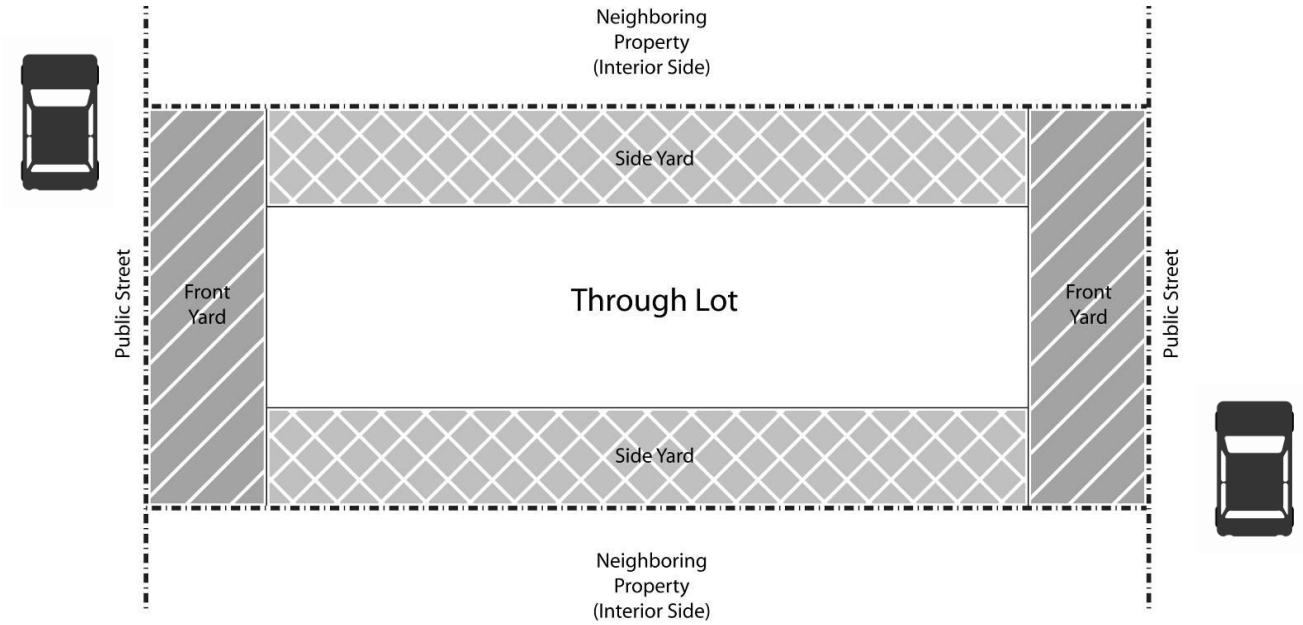
Lot, Flag. A parcel of land shaped like a flag. The staff (access corridor) is a narrow strip of land providing vehicular and pedestrian access to the street with the bulk of the property lying to the rear of other lots.

Figure 6-3 Flag Lot



Lot, Through. An interior lot having frontage of two (2) parallel or approximately parallel streets.

Figure 6-5 Through Lot



Lot Area. The total horizontal area within the lot lines of a lot.

Lot Lines. The boundary lines of lots are: Front lot line: the line dividing a lot from the street, or from a permanent access easement located on the same lot. Corner lot: only one street line shall be considered as a front lot line, and such front lot line shall be determined by the Commission. Rear lot line: The line opposite the front lot line. Side lot lines: Any lot lines other than the front lot line or the rear lot line.

Manufacturing, Limited. Limited manufacturing, fabricating, processing, packaging, treating, and incidental storage related thereto, provided any such activity shall be in the same line of merchandise or service as the trade or service business conducted on the premises.

Manufacturing, Major. Manufacturing, fabrication, processing, and assembly of materials in a raw form. Uses in this category typically create greater than usual amounts of smoke, gas, odor, dust, sound, or other objectionable influences that might be obnoxious to persons conducting business on-site or on an adjacent site. Uses include but are not limited to batch plants, rendering plants, aggregate processing facilities, plastics and rubber products manufacturing.

Manufacturing, Minor. Manufacturing, fabrication, processing, and assembly of materials from parts that are already in processed form and that, in their maintenance, assembly, manufacture, or plant operation, do not create excessive amounts of smoke, gas, odor, dust, sound, or other objectionable influences that might be obnoxious to persons conducting business on-site or on an adjacent site. Uses include but are not limited to furniture manufacturing and cabinet shops, laundry and dry cleaning plants, metal products fabrication, and food and beverage manufacturing.

Mass Transit. Publicly provided transportation, usually either by bus or rail, to users at a fixed cost per ride.

Maximum Height. The highest point of the structure or sign measured from the average natural ground level at the base of the supporting structure.

Medical Marijuana Dispensary. A facility or location, whether fixed or mobile, where medical marijuana is made available to, distributed by, or supplied to the following:

1. More than a single qualified patient;
2. More than a single person with an identification card; or
3. More than a single primary caregiver.

The term "medical marijuana dispensary" includes a medical marijuana cooperative. A medical marijuana cooperative is two (2) or more persons collectively or cooperatively cultivating, using, transporting, possessing, administering, delivering, or making available medical marijuana, with or without compensation. All terms used in this section, including but not limited to "medical marijuana," "qualified patient," "identification card," and "primary caregiver," shall be as defined in strict accordance with California Health and Safety Code section 11362.5 et seq.

Menagerie.

1. Any lot or premises on which one (1) or more wild animals of the following types are kept:
    a. Venomous reptiles;

b. Nonvenomous reptiles that weigh more than ten (10) pounds, not including turtles or tortoises;

c. Birds or members of the Aves class that weigh more than twenty (20) pounds, not including poultry;

d. Mammals that weigh more than twenty (20) pounds.

2. Any lot or premises on which wild animals of the following types are kept, regardless of weight, unless such animals are listed in a zone classification as a permitted use:

   a. Ten (1) or more nonvenomous reptiles;

   b. Twenty-five (25) or more mammals.

3. A wild animal that has been tamed or trained shall be considered a wild animal.

4. As used in this section, "wild animal" means any animal of the class Aves (birds), class Mammalia (mammals), class Amphibia (frogs, toads, salamanders), class Osteichtyes (bony fishes), class Crustaccea (crayfish) or class Gastropoda (slugs, snails) which are not normally domesticated in this state as determined by the State Fish and Game Commission.

Migrant Agricultural Worker. An itinerant agricultural worker that travels from place to place for employment in the planting, growing, and harvesting of seasonal crops.

Mining Operation. Any process by which one or more substances classified geologically as minerals are extracted from the earth or stockpiled, including the reworking of mineral dumps which have been artificially created by mining operations.

Mobile Recycling Unit. A licensed vehicle used for the collection of recyclable materials. A mobile unit may also include trailers, bins, boxes, or other storage containers which are transported by vehicles, and does not occupy more than five (5) parking spaces or five hundred (500) square feet of floor area.

Mobilehome Park. Any area or tract of land where one or more mobilehome lots are rented or leased or held out for rent or lease to accommodate mobilehomes used for human habitation.

Mulch. A material such as leaves, bark, or straw left loose and applied to the soils surface to prevent evaporation of water.

Noise Attenuation Barrier. A soundwall or other structure built by the California Department of Transportation to reduce noise impacts.

Noncommercial Structure or Sign. Any sign that does not do any of the following:

1. Advertise a product or service for profit or for a business purpose;

2. Propose a commercial transaction; or

3. Relate solely to economic interests.

Nonconforming Building. A building that was legal when established, but because of the adoption or amendment of this code conflicts with the provisions of this code applicable to the district in which such a building is situated.

Nonconforming Use. The use of a building or land that was legal when established, but because of the adoption or amendment of this code conflicts with the provisions of this code applicable to the district in which such use is located.

Nonprofit Clubs. Nonprofit community centers, social halls, churches, parks, and community recreation facilities, including but not limited to swimming pools, and golf courses and the normal accessory uses thereto.

Occupancy, Change of. A discontinuance of an existing use, and substitution thereof, of a use of a different kind or class.

Occupied. Used, arranged, converted to, rented, leased, or intended to be occupied.

Outdoor Commercial Recreation. Facility for various outdoor participant sports and types of recreation where a fee is charged for use (e.g., amphitheaters, amusement and theme parks, golf driving ranges, health and athletic clubs with outdoor facilities, miniature golf courses, skateboard parks, stadiums and coliseums, swim and tennis clubs, water slides, and zoos).

Outdoor Film Studios. A facility utilizing on-site indoor and outdoor locations for the filming of motion pictures, television programs, and music videos. Outdoor film studios may provide limited housing for temporary use during such filming operations. This definition does not include permanent production facilities such as would be used for film processing or editing, although sound recording or dubbing shall be allowed.

Outdoor Lighting. Outside illuminating devices that are electrically powered and used to light yards, building façades, patios, balconies, building overhangs, open canopies, parking sheds, landscaping, walkways, and driveways.

Outdoor Storage. Any outside storage of material including but not limited to: lumber, auto parts, appliances, pipe, drums, machinery, furniture, building materials, work tools, or other items or substances. Items stored under a carport, awning, or patio shall be considered outside storage.

Overlay Zone. A set of zoning requirements that are superimposed upon an underlying zone. Overlay zones are generally used when a particular area requires special protection or has a special neighborhood concern. Development of land subject to overlay zoning requires compliance with the regulations of both the underlying zone and overlay zone.

Parking Area. Any area for the parking of a motor vehicle, plus those additional areas required to provide ingress to and egress from the parking area.

Patio Cover. A structure attached to the main building and fully unenclosed on all sides except the side which is the main building or detached from the main building and fully unenclosed on all sides. The roof of the patio cover may be fully or partially enclosed. The unenclosed sides of the patio cover structure must remain unenclosed and shall not be covered with any permanent or semi-permanent material including, but not limited to, insect screening, transparent plastic, or lattice.

Pen-Fed Beef Cattle Operations. Six (6) or more beef cattle per acre being fed or fattened for marketing purposes whether the owner or operator performs the feeding service for himself or others. (Dairy herd replacements are not considered beef cattle.)

Person. Includes association, company, firm, corporation, partnership, co-partnership or joint venture.

Place of Public Assembly. Any place designed or used for congregation or gather of twenty (20) or more persons in one room where such gathering is of a public nature. Assembly hall, church, auditorium, recreational hall, pavilion, place of amusement, dance hall, opera house, motion picture theater, outdoor theater or theater are included within this term.

Planned Commercial Development. Planned commercial development means a development that may be permitted to have reduced width, depth, and building setback requirements, and have common access and common parking, provided a planned development land division is approved pursuant to the provisions of the City Land Division Ordinance.

Planned Industrial Development. A development that may be permitted to have reduced lot area, width, depth, and building setback requirements, and have common access and common parking, provided a planned development land division is approved pursuant to the provisions of the City Land Division Ordinance.

Planned Residential Development. A residential development including, but not limited to, statutory and nonstatutory condominiums, cluster housing, townhouses, community apartment projects and mobilehome developments; that is permitted to have reduced lot area, width and depth requirements, and building setback requirements by integrating into the overall development open space and outdoor recreational facilities; and may include recreational and public buildings intended primarily for the use of the residents of the project within the development.

Poultry. Domestic birds including turkeys, ducks, geese, pheasants, and other fowl specialized for meat projects, egg laying or ornamental show, but not including 'crowing fowl' as defined in this code.

Professional Offices. Administrative and professional offices including medical, dental, chiropractic, law offices, architectural, engineering, community planning, and real estate, provided there is no outdoor storage of materials, equipment, or vehicles, other than passenger cars.

Property, Private. Land or belongings owned by a person or group and kept for their exclusive use

Property, Public. Property owned by a government agency.

Public Recreation. Public parks and public playgrounds, golf courses with standard length fairways, and city clubs.

Public Schools. Public educational institutions such as community colleges, universities, elementary, middle/junior high and high schools, and military academies.

Rain Shut-Off Device. Senses rainfall and automatically shuts off the irrigation system.

Ranch, Guest. Any property containing five (5) acres or more operated as a ranch which offers guest rooms for rent and has outdoor recreational activities such as horseback riding, swimming or hiking.

Recreational Equipment. Any equipment used for sports, exercise, leisure, and recreation including but not limited to basketball hoops, slides, swings, jungle gyms, volleyball nets, grills, portable barbeques, fire pits, and outdoor heaters.

Recreational Trailer. A motor home, travel trailer, truck camper or camping trailer, with or without motive power, designed for human habitation for recreational, emergency, or other occupancy. The term "dependent recreational vehicle" shall mean a recreational vehicle not equipped with a toilet for sewage disposal. The term "independent recreational vehicle" shall mean a recreational vehicle equipped with a toilet for sewage disposal.

Recreational Vehicle Park. Any area or tract of land, or a separately designated section within a mobilehome park, where one (1) or more spaces are rented or leased or held out for rent or lease to owners or users of recreational vehicles. A recreational vehicle park may have a membership organization that provides for the use of spaces within a park:

1. **Vacation Recreational Vehicle Parks.** A park designed for transient use, such as overnight or short-term occupancy. Generally, only limited services and amenities are provided.
2. **Extended Occupancy Parks.** A recreational vehicle park designed for extended occupancy.
3. **Permanent Occupancy Parks.** A recreational vehicle park designed for permanent occupancy. Full urban services and recreational amenities are provided.

Recreational Vehicles. Vehicles with or without motive power, designed for human habitation or recreation, including but not limited to: boats, snowmobiles, watercraft, racing vehicles, off-road vehicles, utility trailers, motor homes, travel trailers, truck campers, or camping trailers.

Recyclable Materials. Any reusable material acceptable for reprocessing and redemption including, but not limited to, glass, metal, paper, and plastic. Recyclable material does not include hazardous waste or other refuse.

Recycling Collection Facility. A facility that accepts recyclable material by donation, redemption, or purchase; and where the use of power-driven machinery is limited to that which is necessary for the temporary storage, efficient transfer, and securing of materials as set forth in Section 4.11 of this code.

Recycling Facility. A facility equipped to accept and/or process recyclable materials. Recycling facilities include, but are not limited to, reverse vending machines, collection facilities, and processing facilities.

Recycling Processing Facility. A facility that collects and processes acceptable recyclable materials by donation, redemption, or purchase. Processing means the preparation or transformation of recyclable materials for efficient shipment to an end user by, but not limited to, such means as baling, compacting, crushing, shredding, and sorting.

Religious Institution. Churches, temples, and other places of religious worship.

Retail Sales and Service, Small Scale. Establishments providing nonmedical services as a primary use, including, but not limited to, clothing rental, dry cleaning pick-up stores with limited equipment, home electronics and small appliance repair, laundromats (self-service laundries), shoe repair shops, and tailors. These uses may also include accessory retail sales of products related to the services provided, spas and hot tubs for rent, and tanning salons.

Reverse Vending Machine. An automated and mechanical recycling facility, not more than fifty (50) square feet in floor area, which accepts one (1) or more types of beverage containers made typically of glass, metal, or plastic, and issues in return a cash refund or redeemable credit receipt with a value not less than the redemption worth of the container as determined by the state of California.

Scenic Highway. Any officially designated state or county scenic highway.

Sex-Oriented Business. See the Eastvale Municipal Code.

Shopping center. A parcel of land not less than three (3) acres in size, on which there exists four (4) or more separate business uses that have mutual parking facilities.

Sidewalk. Any right of way designed for the use by pedestrians and not intended for use by motor vehicles of any kind. A sidewalk may be located within or without a street right-of-way, at grade, or grade separated from vehicular traffic.

Sign. A sign used for outdoor advertising purposes as defined and directional as provided in this code..

Sign Structure. Any structure defined as follows:

1. For a freestanding sign or a sign that projects from another structure, the sign structure shall be a physical structure upon which letters or symbols are placed;
2. For a sign placed parallel to the surface or a building, the sign structure shall consist of all elements placed directly upon the building, including individually mounted letters.

Significant Resources. Any county, state or federal site which has significant or potentially significant social, cultural, historical, archaeological, recreational, or scenic resources, or which plays or potentially could play a significant role in promoting tourism. For the purposes of this Code, the term shall include, but not be limited to, the following:

1. Scenic highways;
2. A corridor five hundred (500) feet in width adjacent to both sides of all highways within three-tenths (3/10) of a mile of any regional, state or federal park or recreation area.

Single-Room Occupancy (SRO) Unit. Multiunit housing for very low income persons that typically consists of a single room and shared bath and also may include a shared common kitchen and common activity area. SROs may be restricted to seniors or be available to persons of all ages.

Soil Moisture-Sensing Device. A device that measures the amount of water in the soil.

Stable, Commercial. A stable for horses which are let, hired, used, or boarded on a commercial basis and for compensation.

Story. The portion of a building included between the surface of any floor and the finished ceiling next above it or the finished undersurface of the roof directly over that particular floor.

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

Street. A public or an approved private thoroughfare or road easement which affords the principal means of legal vehicular access to abutting property.

Structural Alterations. Any change in the supporting members of a building or structure, such as bearing walls, columns, beams, girders, floor joists, or roof joists.

Structure. Anything constructed or erected and the use of which requires more or less permanent location on the ground or attachment to something having a permanent location on the ground, such as awnings and patio covers, but not including walls and fences six (6) feet or less in height.

Supportive Housing. Housing with no limit on length of stay, occupied by the target population and linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Swap Meets. The use, rental, or lease of stalls or areas outside of an enclosed building by vendors offering goods or materials for sale or exchange, not including public fairs or art exhibits.

Temporary Exterior Display. Any display commonly associated with any significant event for the household, and erected on a temporary basis, including but not limited to birthday, wedding, or any other party decoration.

Temporary Real Estate Offices. Temporary real estate offices located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of two (2) years in any event.

Trail Bike Park. An open area used by trail bikes or motorcycles, for purposes including but not limited to hill climbing, trail riding, scrambling, racing, and riding exhibitions.

Transitional Housing. Transitional housing and transitional housing development 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.

Use. The purpose for which land or a building is arranged, designed, or intended, or for which either is or may be occupied or maintained.

Used. Includes occupied, arranged, designed for, or intended to be used.

Van Pool. Seven (7) or more people traveling together on a continuing and prearranged basis in a motor vehicle designed for the transportation of persons over routes tailored to accommodate rider needs.

Variance. Allows the City to grant exceptions to the development standards of this code under unique and limited circumstances.

Warehousing and Distribution. Businesses whose sole purpose is to store and then distribute goods for sale as opposed to businesses whose sole purpose is to move goods by truck.

Wind Energy Conservation System (WECS). A machine that converts the kinetic energy of the wind into a usable form of electrical or mechanical energy. The WECS include all parts of the system except the tower and electrical transmission equipment.

1. Accessory Wind Energy Conservation System (Accessory WECS). A WECS with a rated output of twenty (20) kilowatts or less and is an accessory use to the principal use of a lot in that at least 50 percent of the average annual power production is used on the lot.

2. Commercial Wind Energy Conservation System (Commercial WECS). Any WECS which is not an accessory WECS as defined herein.

Yard, Front. A yard extending across the full width of the lot between the side lot lines, and between the front lot line and either the nearest line of the main building or the nearest line of any enclosed or covered porch.

Yard, Rear. A yard extending across the full width of the lot between the side lot lines and measured between the rear lot line and the nearest rear line of the main building or the nearest line of any enclosed or covered porch. Where a rear yard abuts a street it shall meet front yard requirements of the district.

Yard, Side. A yard extending from the front yard to the rear yard between the side lot line and the nearest line of the main building, or of any accessory building attached thereto.

Yard. An open and unoccupied space that is unobstructed from the ground to the sky, on a lot upon which a building is situated.