

APPENDIX A GLOSSARY

A.1 Permitted Use Terms

Adult Day Care Home. Pursuant to definitions of state law, a home that provides supervision and non-medical care to six or fewer adults, including elderly persons, in the provider's own home, on a less than 24-hour basis.

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

Assembly. Permanent meeting facilities such as clubs, lodges, churches, and private meeting halls, for organizations operating on a membership basis for the promotion of the interests of the members (e.g., business associations, civic, religious, social and fraternal organizations, labor unions, and similar).

Auto Parts Sales. Stores selling new and used automobile parts, tires, and accessories. May also include minor parts installation. Does not include tire recapping establishments or businesses dealing exclusively in used parts.

Banks and Financial Services. Financial institutions such as banks and trust companies, credit agencies, holding (but not primarily operating) companies, lending and thrift institutions, and investment companies. Also includes automated teller machines (ATM).

Bars and Nightclubs. Any bar, cocktail lounge, discotheque, or similar establishment, which may also provide live entertainment (e.g., music and/or dancing, comedy) in conjunction with alcoholic beverage sales. These facilities do not include bars that are accessory to a primary use such as 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 the brewing of beer as part of a brewpub or microbrewery. Bars and nightclubs may include outdoor food and beverage areas.

Bed and Breakfast Inn. Residential structures with one family in permanent residence with up to five bedrooms rented for overnight lodging (less than 30 days), where meals may be provided subject to 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."

Business Support Services. Establishments primarily within buildings, providing other businesses with services such as maintenance, repair and service, testing, rental, etc. Other support services include, but are not limited to, equipment repair

services (except vehicle repair), commercial art and design (production), computer-related services (rental, repair), copying, quick printing, and blueprinting services (other than those defined as “Printing and Publishing”), equipment rental businesses within buildings, film processing laboratories, heavy equipment repair services where repair occurs on the client site, janitorial services, mail advertising services (reproduction and shipping), mailbox services, other “heavy service” business services, outdoor advertising services, photocopying and photofinishing.

Car Wash (full service) and Detailing. Detailing services and permanent attended car washing establishments, including fully mechanized facilities.

Child Day Care Facility. A state-licensed facility that provides non-medical care, protection, and supervision to more than 14 children under 18 years of age on a less than 24-hour basis. Commercial or nonprofit child day care facilities include infant centers, preschools, sick-child centers, and school-age day care facilities. These facilities may be operated in conjunction with a school or church facility or as an independent land use. Also see “Family Day Care Home – Small” and “Family Day Care Home – Large.”

Cluster Housing. Planned development where three or more detached single-family or attached multi-family housing units are located in close proximity to each other and share common open space, such as a courtyard. *[STAFF: For reference, four 25' x 70' lots equal 7,000 SF, which is the suggested minimum lot size, and 100 SF shy of the 7,100 SF typical parcel size in Old Town. This allows someone with a vacant lot to develop three SF units on approx 25' x 70' lots with a shared open space of approx 25' x 70'. A group of two adjacent parcels would allow 6 units on 25' x 70' lots to share a common courtyard of approx 50' x 70'.]*

Community Center/Civic Uses. Establishments operated by a public agency for the primary purpose of providing a service to the general public. Such uses include arts, culture, education, recreation, government, transit, and municipal/public parking.

Convenience Store. An easy-access retail store of 5,000 square feet or less in gross floor area, which carries a range of merchandise oriented to convenience and travelers' shopping needs, including food, beverage, and small personal items. These establishments typically have long or late hours of operation. Convenience stores may be part of a service station or an independent facility. Does not include establishments whose operation is primarily characterized by (a) the sale of alcohol, such as a liquor store; (b) on-site preparation of food, such as a delicatessen or restaurant; or (c) stores that sell fresh fruits, vegetables, and/or meats, such as a grocery store or neighborhood market. Also see “Neighborhood Market” and “Grocery Store” for larger stores or stores oriented toward the daily shopping needs of residents.

Cottage Industry. Establishments for manufacturing and/or assembling small products primarily by hand, including, but not limited to, jewelry, pottery, and other ceramics, as well as small glass and metal art and craft products. See “Custom Manufacturing.”

Custom Manufacturing. Manufacturing, fabrication, processing, and assembly of custom-made products 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, particulates, sound, vibration, or other objectionable influences that might be obnoxious to uses on-site or on an adjacent site. Uses include, but are not limited to, household furniture, apparel products, small instruments (musical, electrical, or photographic), stationery, signs, stained glass products, leather products, and assembly of bicycle parts. See “Cottage Industry.”

Dwelling, Accessory Unit. An attached or detached dwelling unit that 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, Multi-Family. A building designed and intended for occupancy by two or more families living independently of each other, each in a separate dwelling unit, which may be owned individually or by a single landlord (e.g., duplex, triplex, quadplex, apartment, townhouse, or condominium).

Drive-In and Drive-Through Sales and Services. Facilities where food or other products and services may be obtained by motorists without leaving their vehicles. These facilities include, but are not limited to, fast-food restaurants, drive-through coffee, dairy product, photo stores, drive-up bank teller windows, and dry cleaners. Does not include automatic teller machines (ATMs), which are included as part of banks and financial services, nor automobile service stations or car washes, which are separately defined.

Emergency Shelter. A facility in which the primary purpose is to provide temporary or transitional shelter for the homeless in general or for specific populations of the homeless.

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

Family Day Care Home – Small. State-licensed facilities that provide non-medical care and supervision of minor children for periods of less than 24 hours within a single-family residence. The occupant of the residence provides care and supervision generally to six 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 children when specific conditions are met.

Food Truck. A licensed, motorized vehicle or mobile food unit licensed by the Department of California Department of Motor Vehicles, designed and equipped to prepare, or serve, and sell food, and temporarily stored in a location where food items are sold to the general public.

Food Truck Hub. A temporary or semi-permanent established on private property where more than two mobile food truck businesses congregate to offer food or beverages for sale to the public.

Grocery Store. A commercial establishment in multipurpose retail sales use where food and beverages for home consumption, and household supplies, are the principal products sold. These full-service businesses do not typically have limited hours of operation. See separate but related listings for “Neighborhood Market” and “Convenience Store.”

Home Improvement Supplies. Establishments (retail or wholesale) that sell kitchen, bath, furnishings, carpeting, and other home-oriented supplies. Other retail uses are permitted if accessory to the primary use. These uses may include an expansive showroom. This category does not include the sale of lumber.

Home Occupation. The conduct of 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.

Hotels and Motels. Facilities with guest rooms or suites, provided with or without kitchen facilities, rented to the general public for transient lodging (less than 30 days). Also includes accessory guest facilities such as restaurants, meeting facilities, personal services, swimming pools, tennis courts, indoor athletic facilities, and accessory retail uses.

Indoor Amusement/Entertainment Facilities. Establishments providing indoor amusement and entertainment services for a fee or admission charge (e.g., dance halls and ballrooms, electronic game arcades). Four or more electronic games or coin-operated amusements in any establishment, 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 or less machines are considered accessory to the primary use of the site.

Indoor Fitness and Sports Facilities. 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. Does not include special studios not a part of an athletic or health club (e.g., karate studio, dance studio). Also see “Schools – Private and Special/Studio.”

Libraries, Museums, and Similar Facilities. Public or quasi-public facilities such as aquariums, arboretums, art exhibitions, botanical gardens, historic sites and exhibits, libraries, museums, and planetariums, which are generally noncommercial in nature.

Live/Work Facility. An integrated housing unit and working space, occupied and utilized by a single household in an attached single-family or multi-family structure, that has been designed to accommodate joint residential occupancy and work activity. The unit must include residential occupancy on the upper stories. A commercial or industrial component that is complementary to the residential use is required on the ground floor and must be independently leased or used by an occupant of the residential unit. The work space shall contain an active use and not be used exclusively for storage or warehousing. For example, the unit may include residential unit(s) above:

- First-floor storefront for retail, gallery, or service business activity;
- First-floor restaurant, café, or catering establishment with a complete kitchen and sanitary facilities;
- First-floor minor fabrication activities (e.g., carpentry, light welding, print shop, artist studio); and/or
- First-floor office space.

Low Barrier Navigation Center. A housing-first, service enriched shelter occupiable to a client 24-hours a day, focused on moving people into permanent house that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. “Low Barrier” involves best practices to reduce barriers to entry, and may include, but is not limited to, the following:

- The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth.
- Pets
- The storage of possessions.
- Privacy, such as a partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.

Medical Services – General. Facilities primarily engaged in furnishing outpatient medical, mental health, surgical, and other personal health services, but which are separate from hospitals (e.g., medical and dental laboratories, medical, dental and psychiatric offices, outpatient care facilities, allied health service).

Mixed Use – A type of project or building that contains both commercial and residential, typically with commercial on the bottom floor and residential on the top floors. This type of development allows for live/work opportunities as well as benefits such as compact developments, interactive and vibrant neighborhoods and walkability.

- **Horizontal Mixed Use** – A mixed use development that contains commercial at the front and residential at the rear.
- **Vertical Mixed Use** – Considered true mixed-use, a vertical mixed use development contains commercial on the ground floor and residential on the top floors along the primary street frontage (typically Seventh Street, 'D' Street and Hesperia Roads). Residential units may be located on the ground floor without commercial units behind the primary building frontage and along secondary streets.

Neighborhood Market. A pedestrian-oriented grocery/specialty store offering food products oriented to the daily shopping needs of surrounding residential areas. Neighborhood markets are less than 15,000 square feet in gross floor area and operate less than 18 hours per day. May include deli facilities that are ancillary to the market/grocery portion of the use. For larger stores, see "Grocery Store."

Plant Nursery (Retail). An establishment providing for the cultivation and sale of ornamental trees, shrubs, and plants. Includes the sale of garden supplies and pre-packaged landscape materials (e.g., soils and fertilizers). The classification excludes bulk sales of unpackaged landscape materials and large equipment.

Office – Accessory. Offices that are incidental and accessory to another business or sales activity that is the primary use (part of the same tenant space or integrated development). The qualification criteria for this definition is that the floor area of the accessory office use shall not exceed 50% of the total net habitable or leasable floor area of the tenant space for a single-use development or the combined floor area of an integrated development for a mixed-use project.

Office – Business and Professional. Offices of administrative businesses providing direct services to consumers (e.g., insurance companies, utility companies), government agency and service facilities (e.g., post office, civic center), professional offices (e.g., accounting, attorneys, employment, public relations), and offices engaged in the production of intellectual property (e.g., advertising, architectural,

computer programming, photography studios). Does not include medical offices (see "Medical Services – General"). Outdoor storage of materials is prohibited.

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).

Park-and-Ride Facility. A designated area where a vehicle may be left in order to carpool with other commuters or to ride public transit.

Parks and Public Plazas. Public parks including playgrounds and athletic fields/courts and public plazas and outdoor gathering places for community use. If privately owned and restricted to the public (e.g., require payment of fee), the same facilities are included under the definition of "Outdoor Commercial Recreation."

Personal Services. Establishments providing non-medical services as a primary use, including, but not limited to, barber and beauty shops (except massage parlors), clothing rental, dry cleaning pickup stores with limited equipment, home electronics and small appliance repair, laundromats (self-service laundries), shoe repair shops, and tailors. May also include accessory retail sales of products related to the services provided.

Personal Services - Restricted. Personal service establishments, including fortune tellers, psychics, palm readers, massage parlors, tattooing, piercing, and similar services, which tend to have a blighting and/or deteriorating effect upon surrounding areas and which may need to be dispersed to minimize their adverse impacts. May also include accessory retail sales of products related to the services provided.

Pet Shop and Grooming. An establishment engaged in the retail sale of pets, small animals, and pet supplies or grooming of pets.

Printing and Publishing. Establishments engaged in printing by letterpress, lithography, gravure, screen, offset or electrostatic (xerographic) copying, and other establishments serving the printing trade including bookbinding, typesetting, engraving, photoengraving, and electrotyping. Includes establishments that publish newspapers, books, and periodicals, and establishments manufacturing business forms and binding devices. Does not include quick printing services or desktop publishing, which are included in "Business Support Services."

Public Safety Facility. A facility used for public safety and emergency services, including police and fire protection.

Recycling Facility – Collection. A recycling facility used for the acceptance by donation, redemption, or purchase of recyclable materials from the public that does not occupy more than 500 square feet. This classification may include a mobile unit or kiosk-type units that may include permanent structures. Also includes so-called “reverse vending machines” – an automated mechanical device that accepts one or more types of empty beverage containers including, but not limited to, aluminum cans, glass bottles, and plastic bottles, and issues a cash refund or a redeemable credit chip with value of not less than the container’s redemption value as determined by the state.

Research and Development. 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, but is not limited to, chemical and biotechnology research and development. Does not include computer software companies (see “Offices – Business and Professional”), materials testing laboratories (see “Business Support Services”), or medical laboratories (see “Medical Services – General”).

Residential Care Home. Consistent with the definitions of state law, a home that provides 24-hour non-medical care for six or fewer persons 18 years of age or older, or emancipated minors, with chronic, life-threatening illness in need of personal services, protection, supervision, assistance, guidance, or training essential for sustaining the activities of daily living or for the protection of the individual. This classification includes group homes, rest homes, residential care facilities for the elderly, adult residential facilities, wards of the juvenile court, and other facilities licensed by the State of California.

Restaurants. A retail business selling food and beverages prepared and/or served on the site, for on- or off-premise consumption. Includes 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 and accessory cafeterias as part of office and industrial uses. Outdoor dining is permitted as an incidental activity to a restaurant or similar food establishment.

Retail – Accessory. 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, but are not limited to, pharmacies, gift shops, convenience stores and food service establishments within hotel, office, and

industrial complexes. Includes retail associated with industrial uses for the products sold, distributed, or manufactured on site. Such retail area shall not exceed 25% of the total square footage of the tenant space of a single-use development or the combined floor area of an integrated development in a mixed-use project.

Retail – General. Stores and shops selling multiple lines of merchandise. These stores and lines of merchandise include, but are not limited to, art galleries, bakeries (all production in support of on-site sales), clothing and accessories, collectibles, department stores, drug and discount stores, dry goods, fabrics and sewing supplies, florists and houseplant stores (indoor sales, only), furniture, home furnishings and equipment, general stores, gift shops, hardware, hobby materials, musical instruments, parts and accessories, newsstands, pet supplies specialty shops, sporting goods and equipment, stationery, and variety stores.

Retail – Restricted. Retail establishments such as a secondhand/thrift store and a modular trailer sales store, which tend to have a blighting and/or deteriorating effect upon surrounding areas and which may need to be dispersed to minimize their adverse impacts.

Schools – Private and Special/Studio. Includes private educational institutions (e.g., boarding schools, business, secretarial and vocational schools, colleges and universities, establishments providing for courses by mail or on-line), and special schools/studios (e.g., art, ballet and other dance, computers and electronics, drama, driver education, language, music, photography). Also includes facilities, institutions, and conference centers that offer specialized programs in personal growth and development (e.g., fitness training studios, gymnastics instruction and aerobics and gymnastics studios, environmental awareness, arts, communications, management). Also see “Indoor Fitness and Sports Facilities.”

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

Service/Gas Station. A retail business selling gasoline or other motor vehicle fuels.

Studio Efficient Residential Unit. A 320 square-foot minimum size residential unit contained within a multi-family dwelling complex on a minimum 15,000 net square-foot lot which contains one principal room having an unenclosed bedroom exclusive of the required bathroom and kitchen facilities. This unit may be contained within a traditional multi-tenant building or be of a modular or container style unit if the structure meets the Design Guidelines contained within Chapter 6 of the OTSP.

Theatres and Auditoriums. Indoor facilities for public assembly and group entertainment, other than sporting events (e.g., civic theaters, facilities for "live"

theater and concerts, exhibition and convention halls, motion picture theaters, auditoriums). Does not include outdoor theaters, concert and similar entertainment facilities, and indoor and outdoor facilities for sporting events; see "Outdoor Commercial Recreation."

Transit Stations and Terminals. Passenger stations for vehicular 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.

Veterinary Facility. Veterinary facility that is primarily enclosed, containing only enough cage arrangements as necessary to provide services for domestic and exotic animals requiring acute medical or surgical care with accessory outdoor use that provides long-term medical care. Grooming and boarding of animals is allowed only if accessory to the facility use.

A.2 Frontage Type Terms

Arcade. An arcade frontage is a façade with an attached colonnade at the ground floor that is covered by the upper stories. The upper stories of the building may project over the public sidewalk and encroach into the public right-of-way. The sidewalk must be fully absorbed within the colonnade so that a pedestrian may access it.

- This frontage is typically for retail use.
- An encroachment permit is needed to construct this frontage type, but it can be approved as part of Design Review.

Shopfront. This frontage is characterized by a façade which is aligned close to or directly on the right-of-way line with the building entrance at sidewalk grade. A shopfront frontage has substantial glazing on the ground floor. Building entrances may provide a canopy or awning, or alternatively, may be recessed behind the front building façade.

Forecourt. Most of the building façade is at the property line with a portion of the façade set back. The resulting forecourt is suitable for gardens, restaurant seating, or an entry plaza. This type should be used sparingly and in conjunction with other frontage types, as an extensive setback deters pedestrians. A low wall or fence no greater than 36 inches high may also be placed at the property line.

Gallery. Characterized by a façade which is aligned close to or directly abutting the right-of-way line with the building entrance at sidewalk grade and with an attached colonnade that projects over the public sidewalk and encroaches into the public right-of-way. The sidewalk must be fully absorbed within the colonnade so that a pedestrian may access it. *An encroachment permit is needed to construct this frontage type, but it can be approved as part of THE Site Plan Review process.*

Dooryard/Terrace. Dooryards are elevated gardens or terraces that are set back from the street property line. This type of frontage can be used to buffer residences from the street or elevate outdoor dining areas.

Light Court. A light court frontage is characterized by a façade that is set back from the street property line by a sunken light court. This buffers residential uses from the sidewalk and is suitable for outdoor dining.

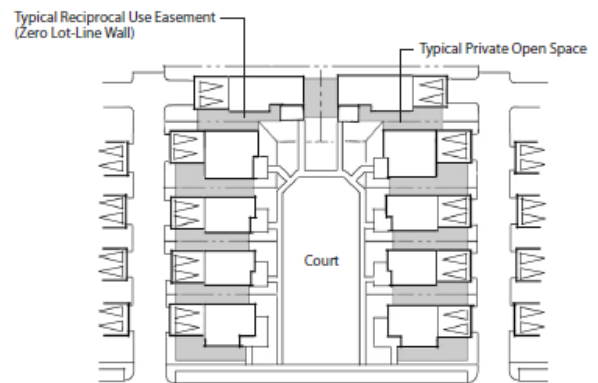
Stoop. This frontage is characterized by a façade which is aligned close to the frontage line with the ground story elevated from the sidewalk to provide privacy for the ground-floor uses. The entrance is usually an exterior stair or landing which may be combined with a small porch or roof. The stoop frontage type is suitable for ground-floor residential uses with short setbacks.

Porch. This frontage type is characterized by a façade which is set back from the property line with a front yard and by a porch which is appended to the front façade (the porch may encroach into the front setback).

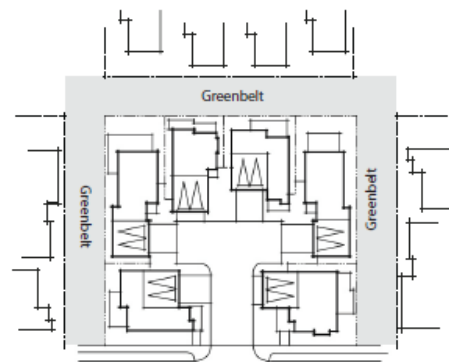
A.3 Building Type Terms

Bungalow Court (Cluster Housing). A group of four or more detached houses or duplexes arranged to share a common open space or courtyard. Pedestrian access to the buildings is from the courtyard and/or the street. This development type includes greencourt cluster housing and greenbelt cluster housing, illustrated to the right.

Greencourt Cluster Housing



Greenbelt Cluster Housing



Carriage House. A building type consisting of a dwelling unit on top of a detached garage. Carriage houses typically abut an alley at the rear of a lot that also includes a front yard or side yard house.

Courtyard Housing. A group of attached dwelling units arranged to share one or more common courtyards. Courtyards can occur at the front or side of a development. Dwellings units are accessed from the street or the courtyard(s). Dwelling units generally occur as attached townhouses or stacked apartments/condos. The courtyard is intended to be a semi-public space that can be an extension of the public realm.

Du/Tri/Quadplex. A building type that contains two, three, or four dwelling units. Each unit is individually accessed directly from the street.

Full Block Liner. An attached building with a frontage that spans the length of a downtown block and that has the minimum allowable side yard setbacks. It is used for mixed-use, residential, and commercial development.

Half Block Liner. An attached building with a frontage of approximately one-third to one-half the length of a downtown block and that has the minimum allowable side yard setbacks. It is used for mixed-use, residential, and commercial development.

Infill. An attached building with a frontage that is less than one-third the length of a downtown block and that has the minimum allowable side yard setbacks. It is used for mixed-use, residential, and commercial development.

Podium. A commercial building up to four stories tall that has a larger first floor area compared to the other floors.

Rowhouse. Two or more attached two- or three-story dwellings with zero side yard setbacks. A rowhouse may be used for non-residential purposes.

Stacked. A residential building comprising vertically stacked dwelling units. The main entrance to the building shall be through a street-level lobby.

Terraced Lot. A mixed-use, residential, or commercial building characterized by individual units that are accessed via multi-level outdoor terraces. The terraces are intended to be semi-public spaces that are extensions of the public realm.