

ARTICLE 14.
GENERAL RULES

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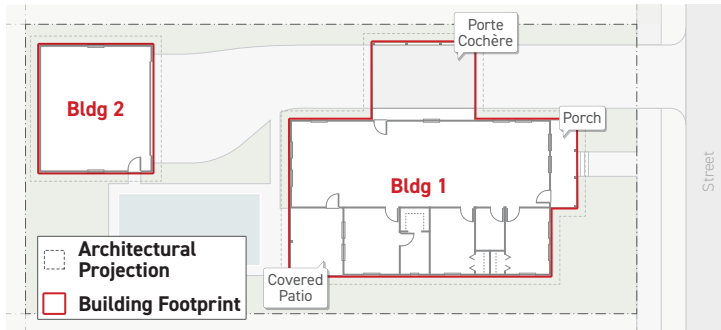
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DIV. 14.1. GENERAL STANDARDS & MEASUREMENT

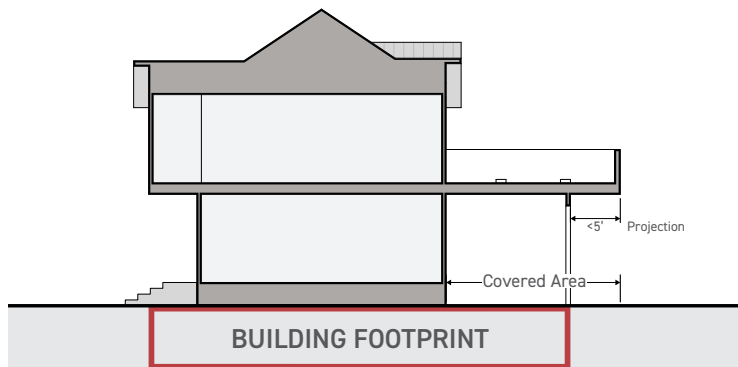
SEC. 14.1.1. BUILDING FOOTPRINT

The area of a lot occupied by a building, measured horizontally. Also referred to as "structure footprint".

- A. Building footprint includes portions of a lot covered by buildings or structures.



- B. Building footprint does not include portions of a lot covered by architectural projections (including roof overhangs, and projecting balconies) that meet both of the following criteria:
1. The architectural projection does not include floor area, and
 2. The architectural projection projects less than 5' from the nearest wall, column, spanning beam, or other structural element carrying gravity loads to the ground.



SEC. 14.1.2. **COVERED AREA (%)**

The measurement of how open an occupiable space is to the sky.

A. **Standards**

1. **Covered**

A space or structure is considered covered if less than 25% of its area is open to the sky.

2. **Uncovered**

A space or structure is considered uncovered if 25% or more of its area is open to the sky. Areas containing overhead, non-solid structures, such as lattice and pergolas, may be considered uncovered provided that 25% or more of their area is open to the sky.

3. **Sheltered**

A space or structure is considered sheltered if no portion of its area is open to the sky.

B. **Measurement**

Covered area is a percentage, measured as the cumulative area that is not open to the sky divided by the total area of the subject space or structure.

SEC. 14.1.3. **DISTANCE**

A. **Distance**

The shortest horizontal dimension between two points.

B. **Walking Distance**

Distance measured as the most direct path of travel for a pedestrian.

1. **Measurement**

Walking distance is measured horizontally along the most direct route of travel on the ground in the following manner:

- a. Starting at the nearest street-facing entrance accessible to the majority of tenants or residents on the subject lot;
- b. In a straight line to the nearest public sidewalk, walkway, street, or road;
- c. Along a public sidewalk, walkway, street, or road; and
- d. In a straight line ending at the nearest pedestrian access point to the destination use.

SEC. 14.1.4. ENCLOSURE

The measurement of how closed off an occupiable space is to its surroundings.

A. Standards

1. Enclosed

A space is considered to be enclosed when the perimeter of the space has an enclosure of at least 66.7%.

2. Unenclosed

A space is considered to be unenclosed when the perimeter of the space has an enclosure of less than 66.7%.

3. Perimeter Plane

An imaginary vertical plane along the perimeter of a space used to measure the enclosure of a space. A perimeter plane shall be projected for a height of 8 feet measured from the floor or ground surface of the space.

4. Solid Area

The portions of the perimeter planes that have a permanent structure or component obstructing the space from its surroundings. For the purpose of measuring the enclosure of a space, portions of the perimeter plane are considered solid area where a permanent structure or component is located within 5 feet of the perimeter plane, measured perpendicular to the perimeter plane and away from the subject space.

5. Non-Solid Area

The portions of the perimeter planes along the perimeter of a space that have no permanent structure or component obstructing the space from its surroundings. For the purpose of measuring the enclosure of a space, portions of the perimeter plane are considered non-solid area where no permanent structure or component is located within 5 feet of the perimeter plane, measured perpendicular to the perimeter plane and away from the subject space.

6. Solid Perimeter

The length of a perimeter of a space that consists of solid area for the entire height of the perimeter plane.

7. Weighted Solid Perimeter

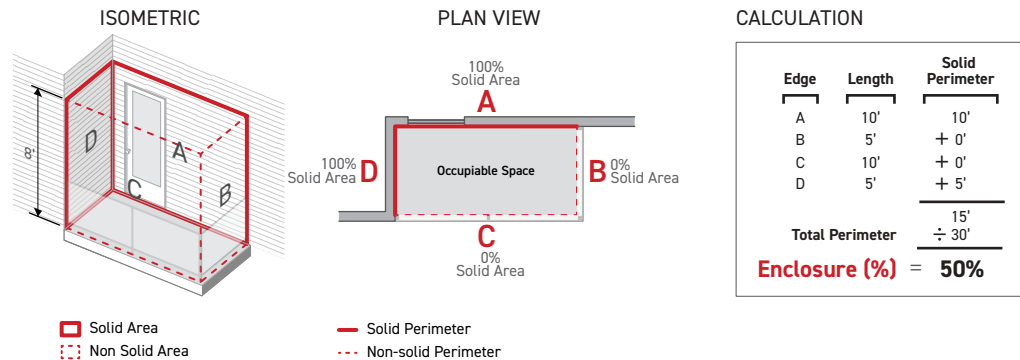
Where perimeter planes consist of a mix of solid area and non-solid area, the weighted solid perimeter for each perimeter plane is the length of the perimeter plane weighted by the percent of the perimeter plane area that is composed of solid area.

B. Measurement

Enclosure is measured as a percentage, calculated by dividing the cumulative length of the perimeter of a space that is solid perimeter by the total perimeter of the space.

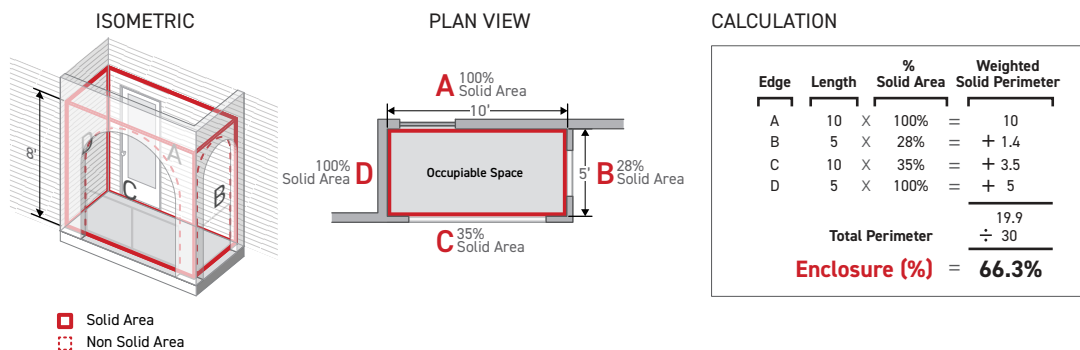
1. Solid Perimeter Method

For spaces with perimeter planes that do not contain a mixture of solid area and non-solid area for the full height of the perimeter plane, enclosure shall be calculated as the length of the solid portion of the perimeter divided by the total perimeter.



2. Weighted Solid Perimeter Method

For spaces with perimeter planes that contain a mixture of solid area and non-solid area across their height, enclosure shall be calculated as the sum of the weighted solid perimeter of all perimeter planes divided by the total perimeter of the space.



C. Exceptions

1. Safety barriers 45 inches in height or less, measured from finished floor elevation, having an opacity of no more than 40% do not count toward solid area or solid perimeter.
2. Safety barriers 45 inches in height or less, measured from finished floor elevation, that are transparent with a minimum visual light transmittance of 60% and maximum external reflectance of 20% do not count toward solid area or solid perimeter.

SEC. 14.1.5. ENCROACHMENTS

A. Horizontal Encroachments

A structure or assembly that extends horizontally into a space where structures are typically prohibited.

1. Standards

a. Architectural Details

Building elements attached to or integrated into the structure of a building, not intended for human occupation. Includes cornices, belt courses, sills, lintels, pilasters, pediments, and chimneys.

b. Roof Projections

Roof elements that overhang or cantilever beyond the footprint of a building and do not include posts or columns. Includes eaves, roof overhangs, gutters, awnings, and canopies.

c. Unenclosed Structures: Ground Story

Structures having all finished floors and ground surfaces at or below the maximum finished floor elevation of the ground story listed in Frontage and having a total structure height less than 15 feet, measured from surrounding finished grade, and that meet the standards in Sec. 14.1.14.A.2. (Unenclosed). Includes porch, deck, stoop, landing platform, gazebo, trellis, arbor, pergola, basketball hoop, and volleyball net.

d. Unenclosed Structures: Above Ground Story

Structures having finished floors or ground surfaces above the maximum finished floor elevation of the ground story specified in Part 3B. (Frontage District) or having a total structure height of 15 feet or greater, measured from surrounding finished grade, and meets the standards in Sec. 14.1.4.A.2. (Unenclosed Perimeter). Includes balcony, upper-story light shelf, and exterior stairway.

e. Enclosed Structures: Projecting

Structures that overhang or cantilever beyond the footprint of the building that meet the definition of enclosed. Enclosed projecting structures shall have a cumulative length less than 25% of the width of the building. Each story is measured separately. Includes bay window, oriel window, sleeping porch, overhanging volume, and enclosed balcony.

f. Mechanical/Electrical Equipment: Ground Mounted

Equipment whose weight is primarily supported by the ground and that is related to privately operated systems, including related wires, conduits, and pipes. Includes gas meter, water softener, pool equipment, HVAC equipment, gas tank, cistern, wind turbine, and solar panel.

g. Mechanical/Electrical Equipment: Wall Mounted

Equipment attached to and primarily supported by a wall and that is related to privately operated systems, including related wires, conduits, and pipes. Includes gas meter, electric meter, electrical panel, water heater, HVAC equipment, and gas tank.

h. Waste Enclosure

Waste areas and their required screening structures. Includes trash compactor, garbage, recycling, and food waste.

i. Utility Equipment

Equipment related to publicly-operated or utility-operated systems, including related wires, conduits and pipes. Includes hydrant, transformer, utility cabinet, water utility device, cable television box, internet box, or phone box.

j. Underground Structures

Covered structures located entirely below finished grade. Includes cellar, basement, underground parking structure, stormwater storage, and cistern.

k. Flatwork

Structures 2.5 feet in height or less, measured from finished grade. Includes pavement, sidewalk, multi-use path, patio, low deck, and stairs or ramp 2.5 feet in height or less.

l. Fences, Walls, Hedges, and Screening

Fences, walls, and hedges, including allowed frontage yard walls and fences, allowed rear and side yard fences and walls, and required screening, may encroach into any required setback up to the lot line, provided that fences and walls in any frontage yard are allowed by the frontage yard fence and wall standards specified in Part 3B. (Frontage District).

m. Vegetation

Living organisms, absorbing water and organic substances through its roots and synthesizing nutrients. Includes tree, shrub, flower, herb, vegetable, grass, fern, and moss. Vegetation encroachments also include LID planters within 10 feet of a building and less than 4 feet in height, measured from finished grade.

n. Outdoor Furniture

Permanent or movable furniture may encroach into any required setback up to the lot line. Includes bench, table, and bike or scooter parking rack.

o. Signs

See Sec. 4C.12 (Signs).

2. Measurement

a. Encroachment

Encroachment is measured as the horizontal distance from the edge of the area where structures are restricted.

b. Distance from Lot Line

Distance from lot line is measured as the horizontal distance from a lot line. Distance from lot line is measured toward the interior of the lot along the full perimeter of the lot line.

3. Exceptions

Modifications to existing structures may encroach beyond the limitations in Sec. 2C.2.2.E. (*Exceptions*) only where such limitations prohibit compliance with California State Accessibility Standards or Fire Code. When greater encroachments are necessary, the encroachment shall extend the minimum amount necessary to achieve compliance.

B. Vertical Encroachments

A structure or assembly that extends vertically into a space where structures are typically prohibited.

1. Standards

a. General

- i.** No vertical encroachments that contribute to floor area are allowed.
- ii.** Modifications to existing structures may encroach beyond the limitations of this Zoning Code (Chapter 1A) only where such limitations prohibit compliance with California State Accessibility Standards or Fire Code. When greater encroachments are necessary, the encroachment shall extend the minimum amount necessary to achieve compliance.

b. Mechanical/Electrical Equipment: Roof Mounted

Equipment supported by a roof related to publicly-operated or privately-operated systems, including related wires, conduits, pipes and visual screens. Includes HVAC equipment, cistern, water tank, wind turbine, solar panel, solar water heater, exhaust duct, smokestack, wireless mast, communication equipment, satellite dish, ventilation fan, chimney, flue, vent stack, and generator. Roof Mounted also includes required screening according to Sec. 4C.12.2. (Roof Mounted Equipment, Screening).

c. Architectural Elements

Building elements attached to or integrated onto the roof of a building, not intended for human occupation. Includes skylight, steeple, spire, belfry, cupola, dome, flagpole, and lighting.

d. Vertical Circulation

Enclosed and covered structures used for building circulation and rooftop access. Includes elevator room and associated equipment, and stair access to roof.

e. Safety Barriers

Vertical barriers, 45 inches in height or less, provided to protect occupants from falling from walking surfaces. Includes parapet, railing, and banister.

f. Unenclosed Structures

Areas that meet the standards in Sec. 14.1.14.A.2. (Unenclosed) and are attached to or integrated onto the roof of a building, intended for human shelter or activity. Includes shade structure, cabana, pergola, rooftop bar, outdoor dining, permanent seating, beehive, sports court, and cooking facility.

g. **Flatwork**

Constructed objects 2.5 feet in height or less. Includes decking, walkway, patio, and planter.

h. **Vegetation**

Living organisms, absorbing water and organic substances through its roots and synthesizing nutrients. Includes tree, shrub, flower, herb, vegetable, grass, fern, and moss. Vegetation encroachments also include LID planters within 10 feet of a building and less than 4 feet in height, measured from finished grade.

i. **Signs**

See Sec. 4C.12 (Signs).

2. **Measurement**

a. **Encroachment**

i. **Height in Feet**

For any Form District with a maximum height in feet standard, encroachment is measured as the vertical distance from the maximum allowed height in feet to the topmost point of the encroaching object.

ii. **Height in Stories Only**

For Form Districts where height is regulated only in stories, encroachment is measured as the vertical distance from the top of the roof deck to the topmost point of the encroaching object.

b. **Setback from Roof Edge**

Setback from roof edge is measured as the horizontal distance from the outermost edge of the roof structure. Setback from roof edge is measured inward along the full perimeter of the roof structure.

SEC. 14.1.6. **FACING**

The exterior portions of a structure that are exposed to a specified object or site element.

A. **General**

1. **Measurement**

- a. Where the exterior portions of a structure are specified as exposed to a linear (or 1-dimensional) site element, such as a lot line, the portions of a structure are considered to be facing where they are visible from a building elevation projected parallel to the specified object or site element. For building elevations projected along curved or complex lot lines or other linear site elements, see *Sec. 14.1.14. (Parallel or Perpendicular to Irregular Lot line)*.
- b. Where the exterior portions of a structure are specified as exposed to an area (or 2-dimensional site element), such as a use area, or an object (or 3-dimensional site element), such as a building or structure, all portions of a subject structure visible from any of the 4 building elevations projected parallel to each side of and oriented away from the smallest rectangle that circumscribes the footprint of the object or site element, are considered to be facing the specified object or site element. Building elevations projected that include no visible portions of the structure do not need to be included.

2. **Exceptions**

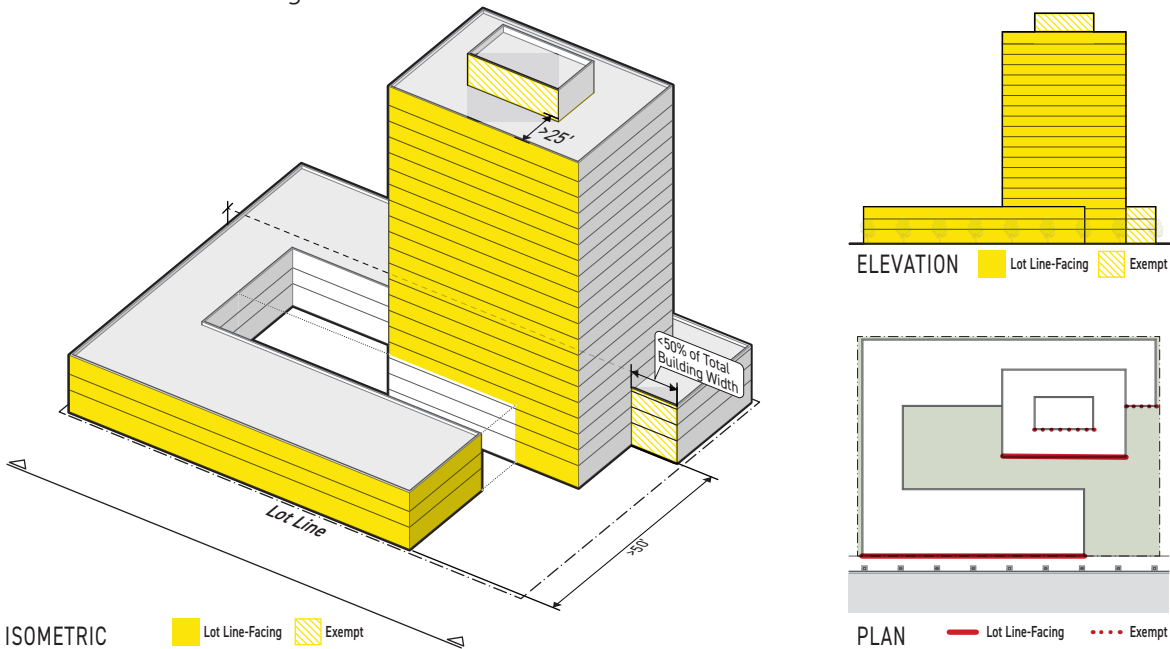
Portions of a structure that would otherwise be considered to be facing a specified object or site element which are located more than 50 feet from the specified object or site element, are not included, provided they are less than 50% of the total width of the specified object or site element measured parallel to the building elevations required in Sec. 14.1.6.A. above.

B. Lot Line-Facing Facade

The portions of any frontage applicable facade (Sec. 3A.1.2.B.2.) having no permanent structure located between the building facade and a street lot line.

1. Measurement

- a. All facades visible from a building elevation projected parallel to the lot line are considered lot line-facing.



- b. For building elevations along curved or complex lot lines, see Sec. 14.1.14. (Parallel or Perpendicular to Irregular Lot line).

2. Exceptions

Portions of a facade that would otherwise be considered to be lot line-facing that meet the following conditions are exempt from any requirements of lot line-facing facades:

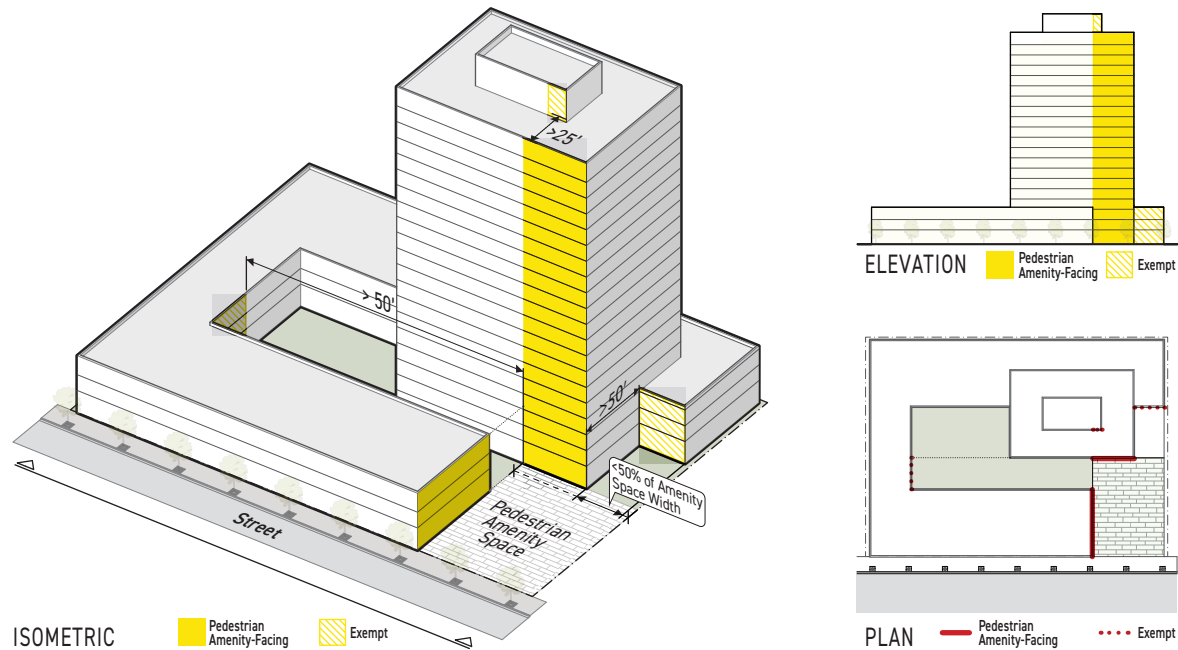
- a. Facades set back 50 feet greater than the facade nearest to the lot line, are not included, provided they are less than 50% of the total building width.
- b. Facades that are located entirely above the 6th story and are stepped-back more than 25 feet from the exterior perimeter of the story below are not included.

C. Pedestrian Amenity-Facing Facade

The portions of any frontage applicable facade (Sec. 3A.1.2.B.2.) having no permanent structure located between the building facade and a pedestrian amenity space.

1. Measurement

- a. All portions of a facade visible from the three required building elevations below are considered pedestrian amenity-facing.



- i. A building elevation from the pedestrian amenity space projected parallel to the frontage lot line,
 - ii. A building elevation from the pedestrian amenity space projected perpendicular to the frontage lot line oriented to the right of the frontage lot line, and
 - iii. A building elevation from the pedestrian amenity space projected perpendicular to the frontage lot line oriented to the left of the frontage lot line.
- b. For building elevations along curved or complex frontage lot lines, see Sec. 14.1.14. (*Parallel or Perpendicular to Irregular Lot line*).

2. Exceptions

Portions of a facade that would otherwise be considered to be pedestrian amenity-facing that meet the following conditions are exempt from any requirements of pedestrian amenity-facing facades:

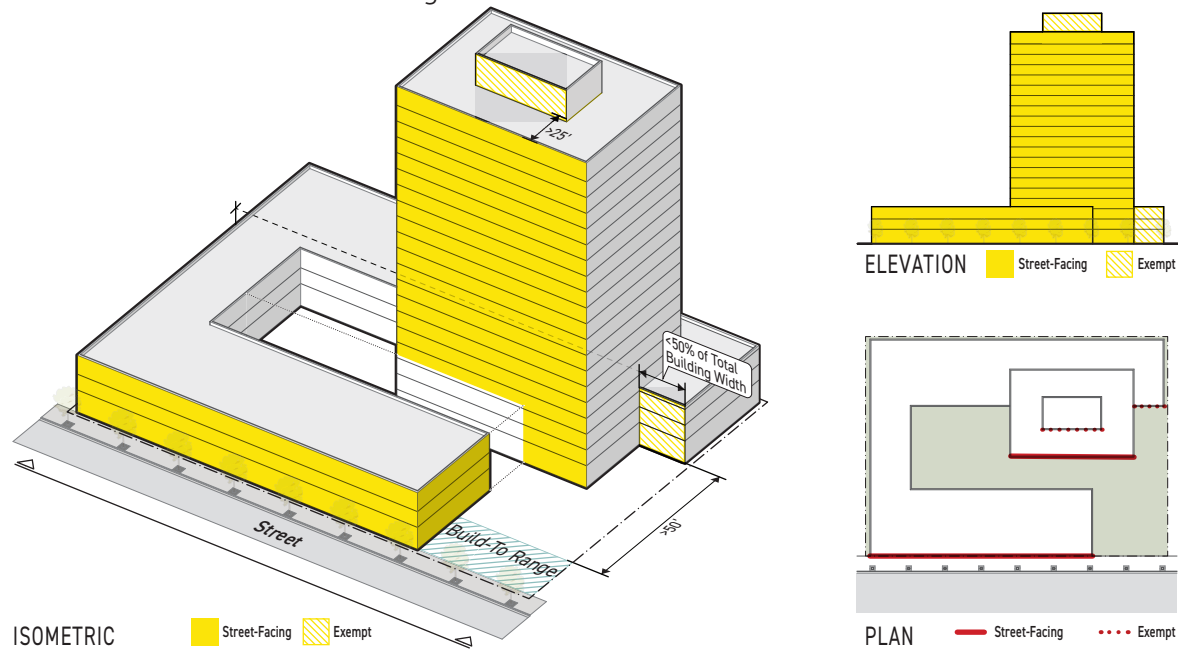
- a. Facades set back 50 feet greater than the facade nearest to the lot line, are not included, provided they are less than 50% of the total width of the pedestrian amenity space.
- b. Facades that are located entirely above the 6th story and are stepped-back more than 25 feet from the exterior perimeter of the story below are not included.

D. Street-Facing Facade

The portions of any frontage applicable facade (Sec. 3A.1.2.B.2.) having no permanent structure located between the building facade and a street lot line.

1. Measurement

- a. All facades visible from a building elevation projected parallel to the street lot line are considered street-facing.



- b. For building elevations along curved or complex frontage lot lines, see Sec. 14.1.14. (Parallel or Perpendicular to Irregular Lot line).

2. Exceptions

Portions of a facade that would otherwise be considered to be street-facing that meet the following conditions are exempt from any requirements of street-facing facades:

- a. Facades more than 50 feet from the build-to zone are not included, provided they are less than 50% of the total building width.
- b. Facades that are located entirely above the 6th story and are stepped-back more than 25 feet from the exterior perimeter of the story below are not included.

SEC. 14.1.7. **FLOOR AREA**

The cumulative amount of interior floor space on a lot.

A. **Measurement**

1. **General**

- a. Floor area is calculated as the sum of all interior floor space for each story of a building.
- b. The following areas are included in the calculation of floor area:
 - i. All areas within the exterior walls of a building; and
 - ii. All areas within the exterior walls of any structure that is both *enclosed* (Sec. 14A.1.4.C.1.) and *covered* (Sec. 14A.1.1.B.1.).
- c. The following are not included in the calculation of floor area:
 - i. Exterior walls.
 - ii. Bicycle parking areas.
 - iii. All automobile parking areas, except for RL Use Districts, as specified in Sec. 14.1.7.A.2.
 - iv. Spaces with ceiling heights less than 7 feet measured from finished floor, including floored attic space.
 - v. Basements (Sec. 14.1.18.B.) or underground structures, such as underground parking and cellars with the exception of Indoor Storage, Self Service use areas.
 - vi. Stairways and elevator shafts.
 - vii. Mechanical equipment that is integral or incidental to the operation of on-site buildings, provided that the equipment does not serve any off-site buildings.

2. **RL Use Districts**

- a. Any floor or portion of a floor with a ceiling height greater than 14 feet counts as twice the square footage of that area.
- b. Up to 400 square feet of a detached garage is exempt from the calculation of floor area, provided the structure is:
 - i. Separated from the primary structure a minimum of 10 feet; and
 - ii. Located a minimum of 40 feet from a primary street lot line.
- c. Up to 200 square feet of an attached garage is exempt from the calculation of floor area.
- d. No more than 400 square feet of garage floor area per lot shall be exempt.

- e. Detached accessory buildings that do not exceed 18 feet in height and 200 square feet in floor area are exempt from the calculation of floor area, provided that the total combined area exempted of all the detached accessory buildings on a lot does not exceed 400 square feet in floor area.

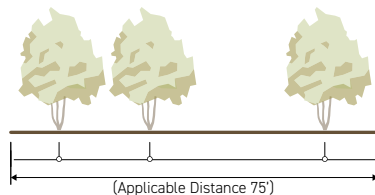
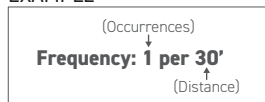
SEC. 14.1.8. FREQUENCY

The rate at which something occurs or is repeated over a given distance

A. Measurement

1. Spacing frequency is a ratio measured as the number of required occurrences of an object over a specified distance (displayed as occurrences:distance or occurrences per distance).
 - a. Occurrences of an object are measured as the total quantity of a required object located within the specified distance.
 - b. Specified distance is measured horizontally.
2. To calculate the number of required objects over a provided distance, divide the required occurrence of an object by the specified distance in the frequency ratio, then multiply this quotient by the applicable distance.
3. When calculating the number of required objects results in the requirement of a fractional occurrence, any fraction greater than 0.5 shall be rounded up to the nearest whole occurrence and any fraction of 0.5 or less may be rounded down to the nearest whole occurrence so long as at least 1 occurrence is provided.
4. Frequency standards do not preclude irregular spacing.

EXAMPLE



FORMULA

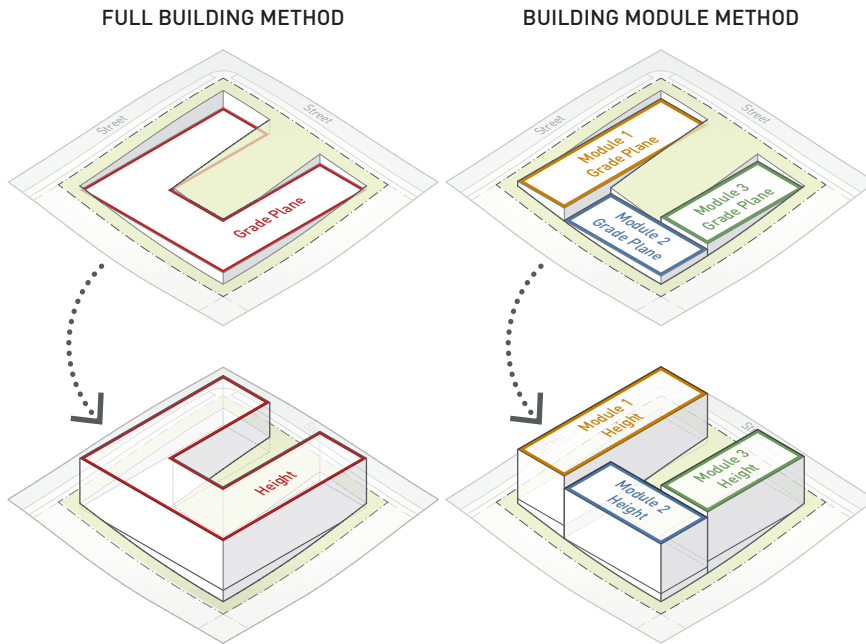
Required Occurrence (1)	×	Applicable Distance (75')	=	Required Occurrences (2.5 rounded to 2)
Specified Distance (30')				

SEC. 14.1.9. GRADE PLANE ELEVATION

The elevation from which building and structure height is measured.

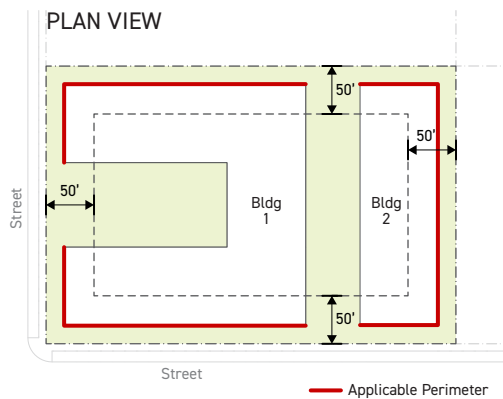
A. General

Grade plane elevation may be established for either an entire building according to Sec. 14.1.9.C. (Full Building Method) or separately for different building modules according to Sec. 14.1.9.D. (Building Module Method).

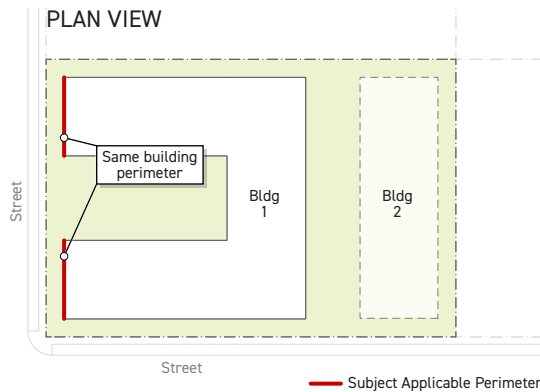


B. Applicable Building Perimeter

1. Regardless of the way in which grade plane elevation is established, only building perimeters which are lot line facing and located within 50 feet of the lot line that the building perimeter faces are considered when calculating grade plane elevation.



- Applicable building perimeters associated with the same building and facing the same lot line are considered part of the same building perimeter even where they are not contiguous.



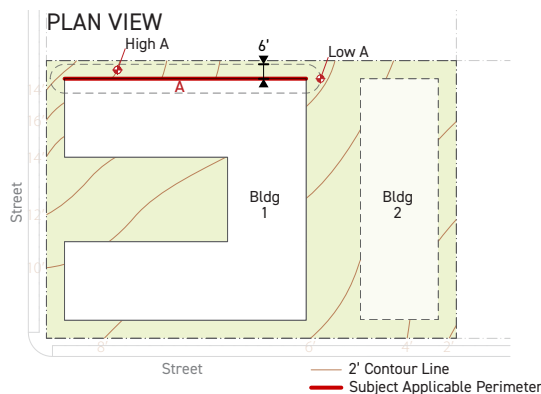
- Where a building has no lot line-facing perimeter within 50 feet of a lot line, grade plane elevation shall be established according to Sec. 14.1.9.E. (*Internal Buildings*).

C. Full Building Method

- When grade plane elevation is established using the full building method, each building shall establish grade plane elevation independently and all portions of a building shall be regulated using the same grade plane elevation.
- Establishing grade plane elevation using the full building method is determined by the calculation below:

a. Step 1

For each *applicable building perimeter* (Sec. 14.1.9.B.), calculate the building perimeter average grade by averaging the highest and lowest elevation of on-site existing grade located within 6 feet of the subject applicable building perimeter.

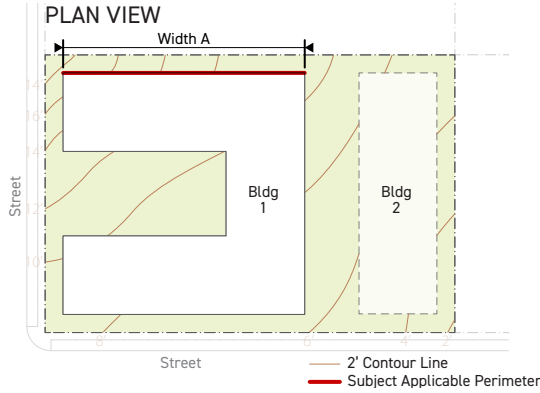


CALCULATION

$$[\text{High A} + \text{Low A}] \div 2 = \text{Perimeter A Avg. Grade}$$

b. Step 2

For each applicable building perimeter (Sec. 14.1.9.B.), calculate the weighted building perimeter average grade by multiplying the building perimeter average grade by the width of the applicable building perimeter, measured parallel to the lot line that it faces.

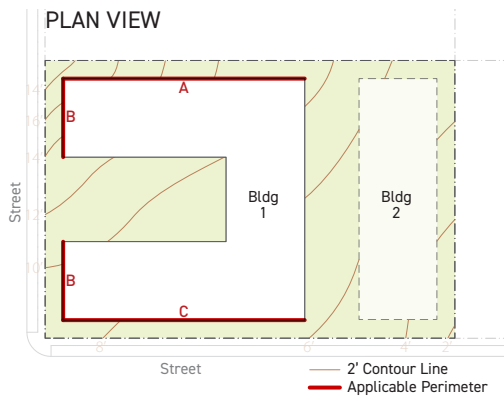


CALCULATION

$$\text{Perimeter A Avg. Grade} \times \text{Width A} = \text{Weighted Avg. Grade}$$

c. Step 3

Sum the weighted building perimeter average grade from all applicable building perimeters and divide the sum by the total number of applicable building perimeters associated with the building.

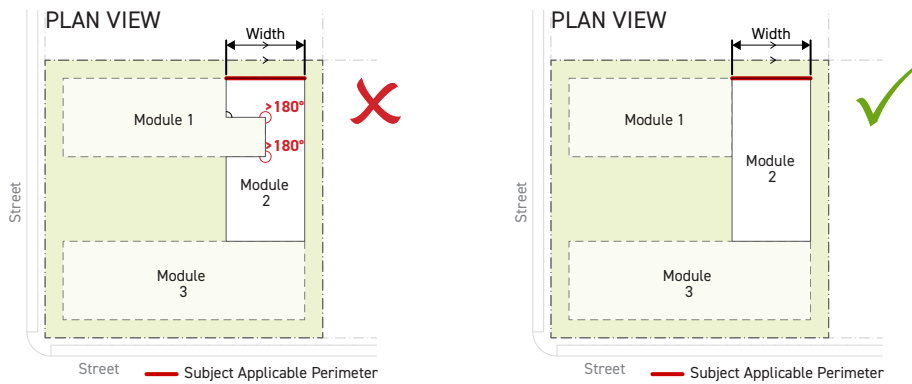


CALCULATION

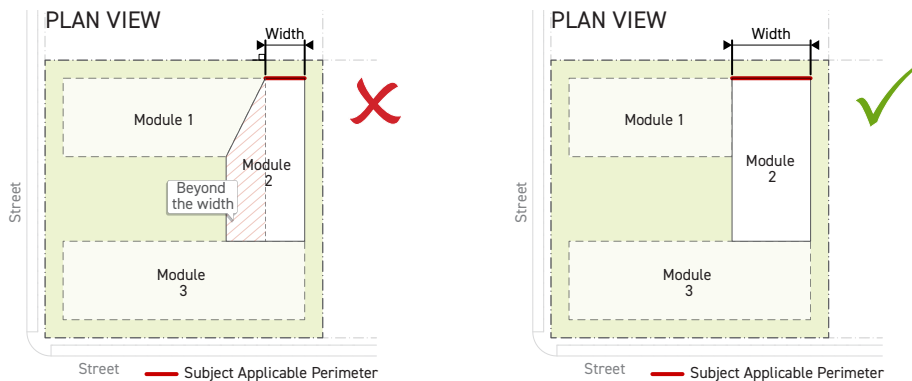
$$\left[\frac{\text{Perimeter A Weighted Avg. Grade}}{\text{Number of Applicable Perimeters}} + \frac{\text{Perimeter B Weighted Avg. Grade}}{\text{Number of Applicable Perimeters}} + \frac{\text{Perimeter C Weighted Avg. Grade}}{\text{Number of Applicable Perimeters}} \right] \div \text{Number of Applicable Perimeters} = \text{Base Plane Elevation}$$

D. Building Module Method

1. When grade plane elevation is established using the building module method, a building footprint may be broken into multiple building modules, each having its own independently established grade plane elevation. Building modules shall be determined by the applicant in accordance with the following standards:
 - a. All portions of a building footprint shall have a designated building module. No building module shall include any area outside of a building footprint.
 - b. No 2 building modules may include the same building footprint.
 - c. All portions of a building module area shall be contiguous.
 - d. All building modules shall have some perimeter qualifying as *applicable building perimeter* (Sec. 14.1.9.B.).
 - e. Building module perimeters internal to a building shall not include any interior angles greater than 180 degrees.



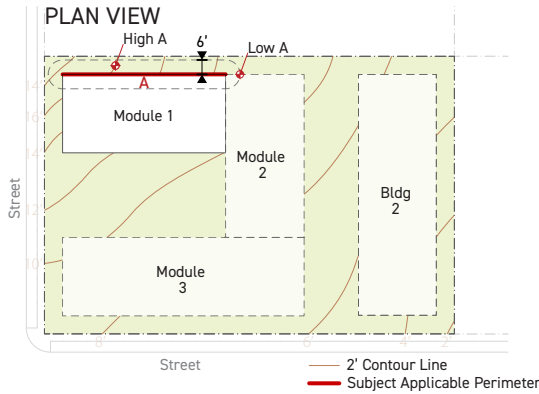
- f. No building module may include a building footprint beyond the width of the applicable building perimeter associated with the building module, measured parallel to the lot line that the applicable perimeter faces.



2. Using the building module method, grade plane elevation shall be established independently for each building module according to the calculation below:

a. Step 1

For each applicable building perimeter (Sec. 14.1.9.B.), calculate the building perimeter average grade by averaging the highest and lowest elevation of on-site existing grade located within 6 feet of the subject applicable building perimeter.

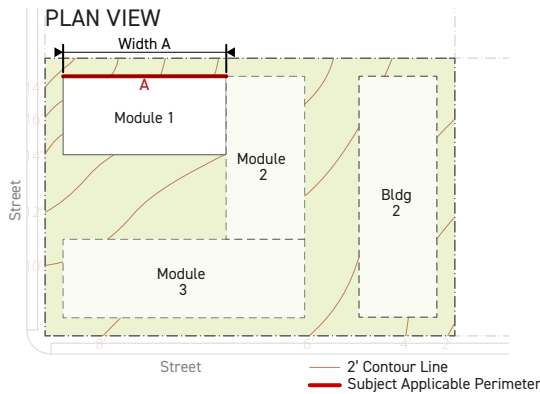


CALCULATION

$$[\text{High A} + \text{Low A}] \div 2 = \text{Perimeter A Avg. Grade}$$

b. Step 2

For each applicable building perimeter (Sec. 14.1.9.B.), calculate the weighted building perimeter average grade by multiplying the building perimeter average grade by the width of the applicable building perimeter, measured parallel to the lot line that it faces.

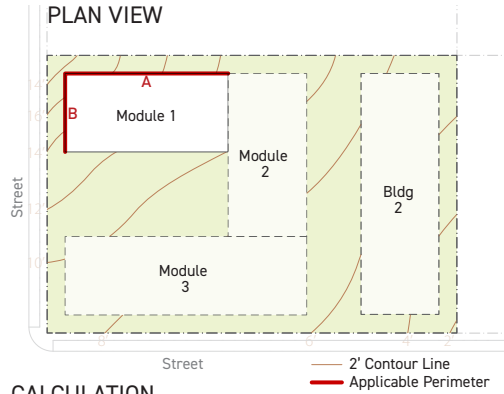


CALCULATION

$$\text{Perimeter A Avg. Grade} \times \text{Width A} = \text{Perimeter A Weighted Avg. Grade}$$

c. Step 3

Sum the weighted building perimeter average grade from all applicable building perimeters associated with the building module and divide the sum by the total number of applicable building perimeters associated with the building module.

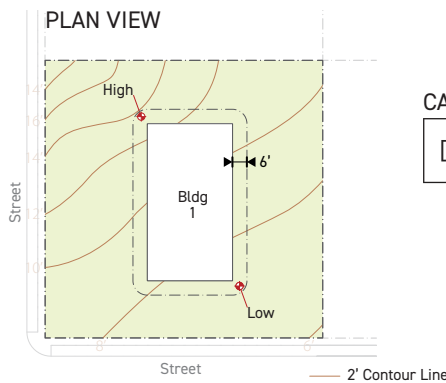


CALCULATION

$$\left[\begin{array}{l} \text{Perimeter A} \\ \text{Weighted} \\ \text{Avg. Grade} \end{array} + \begin{array}{l} \text{Perimeter B} \\ \text{Weighted} \\ \text{Avg. Grade} \end{array} \right] \div \left(\begin{array}{c} 2 \\ \text{Applicable} \\ \text{Perimeters} \end{array} \right) = \begin{array}{c} \text{Base Plane} \\ \text{Elevation} \end{array}$$

E. Internal Buildings

All buildings having no *applicable building perimeter* (Sec. 14.1.9.B.), shall establish grade plane elevation by averaging the highest and lowest elevation of existing grade within 6 feet of the building perimeter.



CALCULATION

$$[\text{High} + \text{Low}] \div 2 = \text{Base Plane}$$

SEC. 14.1.10. STORY

The portion of a building or structure included between the upper surface of a floor and the upper surface of the floor next above, except that the topmost story is that portion of a building or structure included between the upper surface of a floor and the upper surface of the ceiling structure above.

A. Ground Story

The story of a building that meets the criteria below:

1. Continuous Ground Story (Typical)

- a. A ground story shall be designated for all portions of a building footprint.
- b. The ground story is the lowest story of a building or structure meeting the following standards:
 - i. The ground story facade shall be exposed a minimum of 6 feet of above finished grade along the full width of each *frontage applicable facade* (Sec. 3A.1.2.B.2.).
 - ii. The ground story structural floor shall be no more than 6 feet above finished grade for at least 75% of its *applicable building perimeter* (Sec. 14.1.9.A.2.), measured cumulatively.
 - iii. The ground story shall comply with the *ground story height* (Sec. 3C.6.1.) and *ground floor elevation* (Sec. 3C.6.2.) standards specified by the applicable Frontage District.

EXAMPLE: A (ELEVATION)

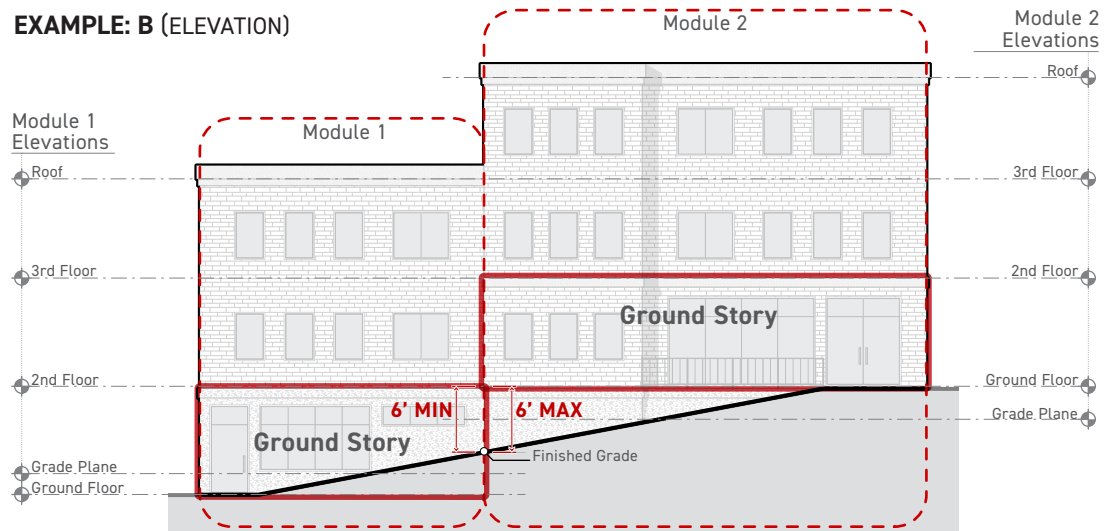


2. Ground Story Modules

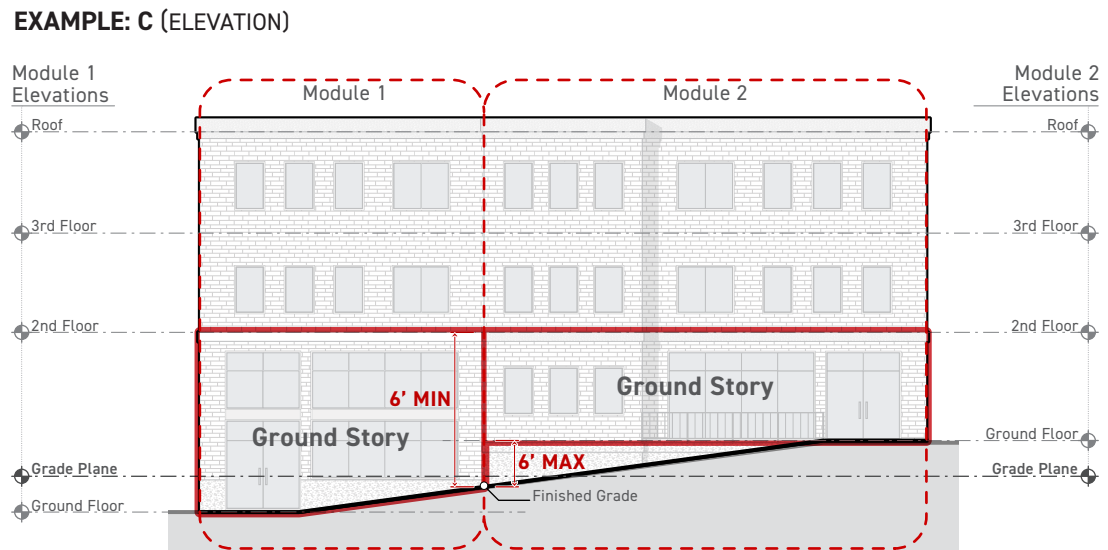
- a. A ground story shall be designated for all portions of a building footprint.
- b. The ground story is the lowest story of a building or structure meeting the following standards:

- c. Projects with very large buildings and those developed on lots with significant topographic variation may be required to designate a higher or lower story as the ground story for different portions of the building footprint in order to meet the standards above. Where the ground story changes across the building footprint, the ground story shall meet the following standards:
 - i. The ground story shall meet the following standards for a minimum depth of 15 feet measured perpendicular to the specified facades:
 - a) The ground story facade shall be exposed a minimum of 6 feet of above finished grade along the full width of each *frontage applicable facade* (Sec. 3A.1.2.B.2.).
 - b) The ground story finished floor shall be no more than 6 feet above finished grade for at least 75% of its *applicable building perimeter* (Sec. 14.1.9.A.2.), measured cumulatively.
 - c) The ground story shall comply with the *ground story height* (Sec. 3C.6.1.) and *ground floor elevation* (Sec. 3C.6.2.) standards specified by the applicable Frontage District.

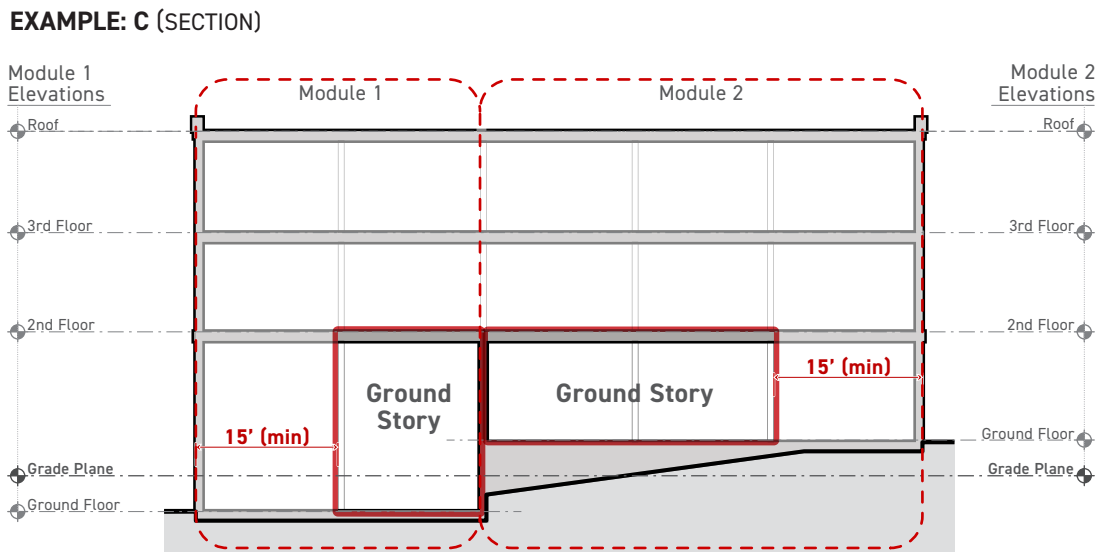
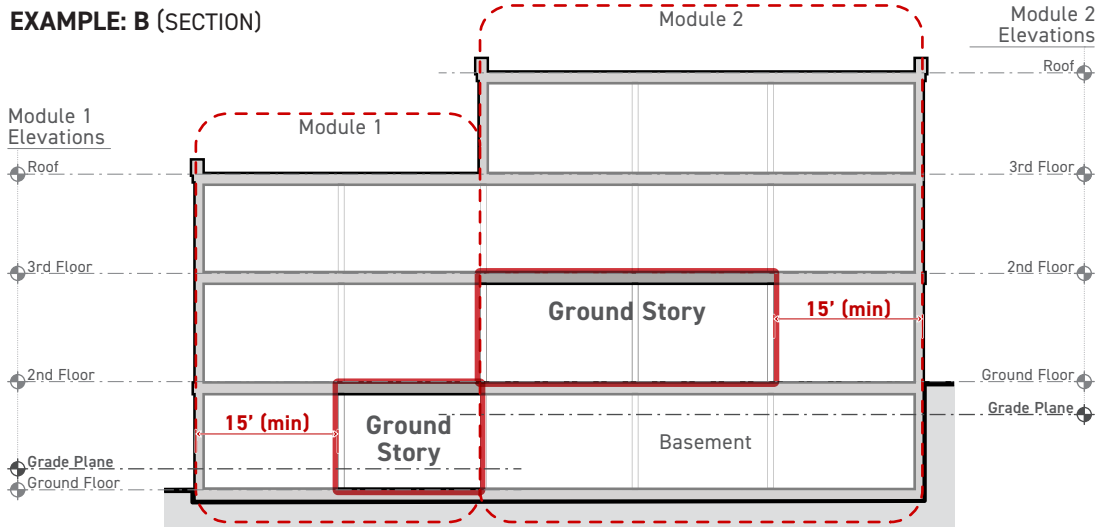
EXAMPLE: B (ELEVATION)



EXAMPLE: C (ELEVATION)



- ii. For portions of a building footprint located 15 feet or greater from a *frontage applicable facade* (Sec. 14.1.9.A.2.), the ground story shall be the story of a building or structure having its structural floor surface nearest to the *grade plane elevation* (Sec. 14.1.9.).



B. Ground Story Facade

The portions of the exterior building envelope at the perimeter of the ground story for the full height of the ground story.

C. Ground Floor

The finished floor elevation of the ground story.

D. Upper Story

Any story of a building located above the ground story

E. Upper Story Facade

The portions of the exterior building envelope at the perimeter of the each upper story for the full height of the story.

F. Attic

The space between the ceiling framing of the top story and the underside of the roof structure.

1. An attic that includes an occupiable floor area less than 50% of the floor area located on the story immediately below is not considered a story.
2. An attic that includes an occupiable floor area greater than or equal to 50% of the floor area located on the story immediately below is considered a story and shall comply with all standards applicable to upper stories and upper story facades.

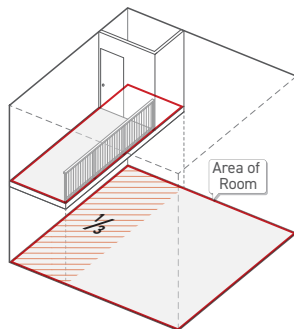
G. Basement

An occupiable portion of a building located below the ground story.

H. Mezzanine

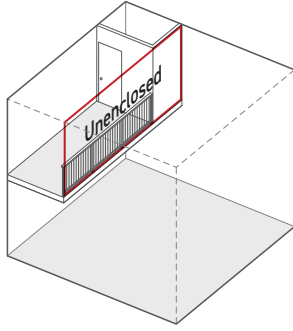
An intermediate level within a story of a building.

1. A mezzanine is not considered a story provided it meets the following standards:
 - a. The mezzanine floor area shall not be greater than $\frac{1}{3}$ of the floor area of the room or enclosed space it is included within.

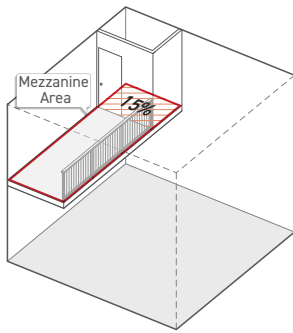


- b. The perimeter planes of the mezzanine shall consist of non-solid area, with the following exceptions:
 - i. Those portions of the mezzanine perimeter that are formed by the walls enclosing the larger room or space the mezzanine is included within;
 - ii. Walls or structures enclosing permitted enclosed spaces within the mezzanine floor area, as described in *Sec. 14.1.10.H.1.c.* below;

- iii. Safety barriers that meet the standards outlined in *Sec. 14.1.4.C. (Enclosure)*.



- c. Within the mezzanine floor area, a maximum of 15% of the mezzanine floor area may be enclosed.



- 2. Where a mezzanine does not meet the standards above, it is considered an additional story.

SEC. 14.1.11. LOT

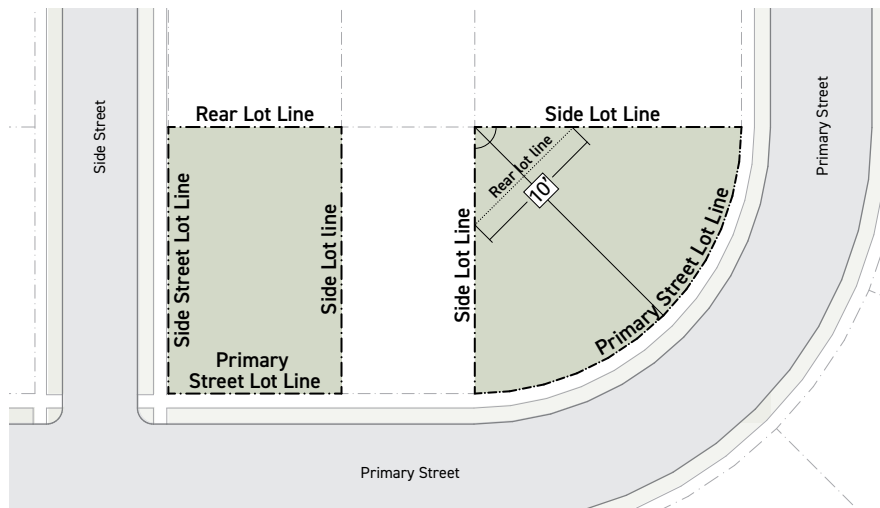
One or more parcels of land identified for the purpose of development.

- A. A lot may be composed of one or more contiguous parcels.
- B. All parcels composing a lot shall be owned by the same person or entity.
- C. All parcels composing a lot shall be identified on either a final tract map according to *Div. 11.3. (Final Tract Maps)* or a parcel map according to *Div. 11.4. (Parcel Maps)*, and recorded in the Office of the County Recorder with a separate and distinct letter or number.
- D. For the purpose of meeting standards associated with the applied zoning districts, a lot composed of multiple parcels grouped together as a single lot through a lot tie affidavit filed and approved with the Department of Building and Safety shall be considered a single lot. When the involved parcels have different and conflicting applied zoning districts, each individual parcel must meet the standards associated with the applied zoning districts as individual lots.
- E. A lot does not include portions of a lot required for land dedication (for example, proposed rights-of-way), including land dedications required by or included as part of the subdivision process, with the following exceptions:
 - 1. As otherwise stated in Sec. 10.1.8. (Lots Affected by Street Widening).
 - 2. In the case of new developments taking place on a lot with an existing, recorded dedication, or on lots with old permits where the building was never constructed, measurements of a lot may be taken from the lot lines that existed prior to the dedication, provided that clearance is obtained from the Department of Public Works indicating that the improvements or street widening associated with the recorded dedication have not taken place. If the associated improvements or street widening have already been completed, measurements of a lot do not include the portions of the lot required for land dedication.
- F. A lot includes all portions of a lot allocated to City or utility easements.

SEC. 14.1.12. LOT LINE DETERMINATION

A. General

1. Each lot line shall have one of the following designations and no lot line may have more than one of the following designations:
 - a. *Primary street lot line (Sec. 14.1.12.C.1.);*
 - b. *Side street lot line (Sec. 14.1.12.C.2);*
 - c. *Special lot line (Sec. 14.1.12.C.3.);*
 - d. *Rear lot line (Sec. 14.1.12.C.4.);*
 - e. *Side lot line (Sec. 14.1.12.C.5.);* or
 - f. *Alley lot line (Sec. 14.1.12.C.6.).*



2. In addition to these required designations, lot lines may also be included into one of the following lot line categories:
 - a. Frontage lot line;
 - b. Street lot line; and
 - c. Common lot line.

B. Lot Line Categories

1. Frontage Lot Line

Any lot line that triggers Frontage District requirements. Frontage lot lines include all primary street lot lines and side street lot lines and special lot lines in Dual Frontage Districts (Div. 3B.8.).

2. Street Lot Line

Any lot line that abuts a street right-of-way. Street lot lines include all primary street lot lines and side street lot lines.

3. Common Lot Line

Any lot line shared by multiple lots. Common lot lines, including all side lot lines and rear lot lines and may include special lot lines in Dual Frontage Districts (Div. 3B.8).

C. Lot Line Designations

1. Primary Street Lot Line

Any lot line that abuts a primary street right-of-way.

- a. Each lot shall have at least one primary street lot line. A lot may have more than one primary street lot line.
- b. A primary street may be mapped as outlined in Sec. 1.4.3. (Primary Street Map). When mapped, the lot line abutting the mapped primary street shall always be designated a primary street lot line.
- c. For lots that abut multiple streets where none of the abutting streets is mapped as a primary street, a primary street lot line is determined using the following:
 - i. The street or streets with the highest classification (Mobility Plan Street Designation);
 - ii. The established orientation of the block;
 - iii. The street abutting the longest face of the block;
 - iv. The street parallel to an alley within the block;
 - v. The street that the lot takes its address from;
 - vi. The primary street lot line designation of adjacent development, either existing or approved; and
 - vii. Whether the street faces a publicly accessible open space.
- d. Once designated for a lot, a primary street lot line cannot be changed (e.g., a primary street lot line cannot, for purposes of subsequent development, be re-designated a side street lot line) unless all standards of the applicable Zoning District are met based on the proposed change in street lot line designation.

2. Side Street Lot Line

A lot line separating a lot from a side street right-of-way. Any street lot line not determined to be a primary street lot line (see Sec. 14.1.12.C.1.) is considered a side street lot line.

3. **Special Lot Line**

Any lot line that is not a primary street lot line or side street lot line that has Frontage standard specifications identified in Div. 3B.8. (Dual Frontage District) or in Sec. 3B.9.4. (Daylight Factory/River Character Frontage). Even when a lot line qualifies as a rear lot line, side lot line, or alley lot line, all lot lines that qualify as a special lot line shall be designated as such. Special lot lines include:

a. **Special alley lot line**

A special lot line that is adjacent to an alley.

b. **Special river lot line**

A special lot line designated in the special lot line map as a special river lot line according to Sec. 1.4.8.B.1 (Special River Lot Line).

4. **Rear Lot Line**

A lot line that does not abut a street or alley right-of-way and is opposite and most distant from a primary street lot line.

- a. A lot may have no more than one lot line designated as a rear lot line.
- b. In the case of a through-lot, a lot may have no rear lot line.
- c. Where no lot line is clearly opposite to the primary street lot line or where there are multiple primary street lot lines, the lot line having the highest portion of its length serving as the rear lot lines of abutting lots is the rear lot line.

5. **Side Lot Line**

Any lot line not determined to be a primary street, side street, rear, alley, or special lot line.

6. **Alley Lot Line**

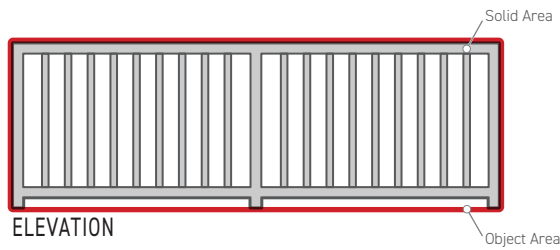
Any lot line that abuts an alley right-of-way. Even when a lot line qualifies as a rear lot line, or side lot line, alley right of way abutting lot lines shall be designated an alley lot line, except when the lot line qualifies as a special lot line.

SEC. 14.1.13. OPACITY (%)

The degree to which an object or material is impervious to rays of light or obstructs visibility.

A. Measurement

1. Opacity is measured as a percentage, calculated by dividing the solid portion of the object area by the total area of the object.
2. The total area of the object is measured as the smallest convex polygon containing all elements of the object or assembly.



FORMULA

$$\frac{\text{Solid Area}}{\text{Object Area}} = \text{Opacity (\%)}$$

B. Standards

1. Equivalent Transparency

Where an assembly includes materials or objects that are solid but transparent (including glass), the transparent portion of the solid area may be weighted by multiplying it by the visual light transmittance of the material specified by the manufacturer.

SAMPLE CALCULATION

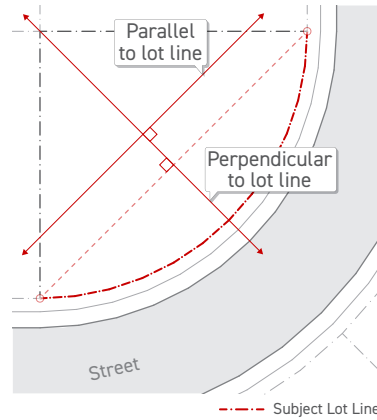
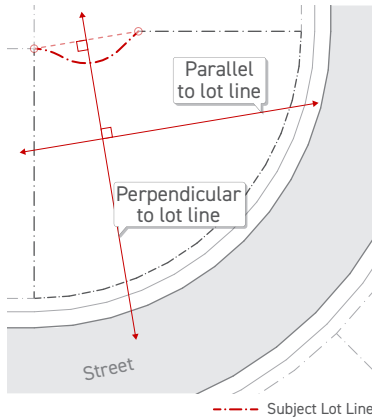
$$1 - 0.6 (VT) = 0.4 = 40\% \text{ (Opacity\%)}$$

2. Visual Obstructions

Any permanent visual obstructions within a distance of 5 feet of the subject object, measured horizontal and perpendicular to the object area, renders otherwise non-solid areas solid for the purpose of measuring opacity.

SEC. 14.1.14. PARALLEL OR PERPENDICULAR TO IRREGULAR LOT LINE

Where a lot line is curved, standards measured parallel or perpendicular to that lot line assume the angle of the lot line to be the same as a straight line connecting the endpoints of the curved lot line segment.



SEC. 14.1.15. PROJECT ACTIVITIES

A. Project

Work involving any of the activities listed in Sec. 14.1.15.B. (Project Activities) below. A project may be composed of one or more project activity. The activities may or may not require a building permit, and may or may not be one application in a series of applications (such as demolition followed by new construction). Each project activity does not necessarily bring the project into full compliance; however, the set of project activities that comprise the project, once completed, shall bring the project into full compliance. The definition of project may be modified by a Community Plan Implementation Overlay or Specific Plan. Typically, more than one project activity will apply to a proposed project (for example, a street-facing addition concealing a portion of an existing building facade includes both new construction and a facade modification).

B. Project Activities

1. New Construction

Work that includes the construction of a new building or structure on a lot, including an addition or relocation. New construction is any work that includes the construction of a new building or structure, whether structurally detached from existing buildings and structures or structurally attached to an existing building or structure, on a lot. Includes relocation of an existing structure to another location on the lot, or to any other lot. Relocation of an existing structures includes any activity that lifts any portion of the building off of its foundation.

2. Major Demolition

Work that includes significant removal or disassembly of a building or structure or portions of a building or structure.

- a. Demolition that reduces compliance of the existing building or structure with the requirements of this Zoning Code (Chapter 1A); or
- b. Removal of any of the following:
 - i. More than 50% of the perimeter wall framing; or
 - ii. More than 50% of the roof framing; or
 - iii. More than 50% of the structural members.
- c. Demolition may affect the facade of a building or structure, in which case it would also be considered a facade modification.
- d. Any demolition that does not meet this definition is considered minor demolition, and does not trigger the requirements of this Chapter 1A (although a building permit may be required).

3. **Lot Modification**

Modification of the lot lines of any existing lot, or the division of land as defined in Subdivision Map Act, Section 66424.

4. **Site Modification**

Work including modifications to horizontal site improvements and landscaping, including trees, fencing or walls, street furniture, lighting fixtures, grading, flatwork, ground mounted signs, and parking lot resurfacing and restriping. Site modifications, such as grading, that expose additional foundation wall or facade areas are considered to be both a site modification and a facade modification.

5. **Facade Modification**

Work including a modification to the exterior envelope of the building.

- a.** Facade modifications include changes to any of the following:
 - i.** The facade of a building;
 - ii.** Wall mounted signs;
 - iii.** The amount of exterior foundation wall that is exposed above finished grade;
 - iv.** An architectural element (including a balcony, porch or deck) attached to the facade;
 - v.** Exterior wall finish materials on an applicable facade area in a Character Frontage district; or
 - vi.** The roof of a building in a Character Frontage.
- b.** Facade modification includes any change to a facade that involves a change or modification of the existing design, outward appearance or applicable zoning requirements.
- c.** In an Historic Preservation Overlay Zone, facade modification includes change of the exterior paint color.

6. **Use Modification**

A change in use or a modification of the area designed and intended for a specific use from the previously approved uses and use areas.

- a.** Use modification includes a change in the permanent use of any portion of a building or lot from one of the uses defined in *Div. 5C.1. (Use Definitions)* to another.
- b.** Use modification does not include any uses requiring event-based permission from the City. For these uses, see *Sec. 14.1.15.7. (Temporary Use)*.

- c. Use modification includes the expansion of floor area or lot area dedicated to a use (Div. 5C.1.) or an increase in the intensity of a use, such as an increase in seating capacity or the number of persons in care.

7. Temporary Use

Use of a building or lot with any use (Div. 5C.1.) for an event-based permission requiring a license from the City. The event shall be for a specified and limited period of time, but may be recurring.

8. Renovation

Modification to the interior of any building or structure, including the basement, that does not expand the building or structure.

9. Maintenance & Repair

Work that does not qualify as a site modification, facade modification or new construction, and does not impact the project's ability to meet any applicable zoning requirements. Replacement of deteriorated or damaged parts of a building is considered maintenance and repair; however, in a Character Frontage or Historic District Overlay Zone, replacement must be in-kind (with the same material type, design, dimension, texture, detailing, and exterior appearance). Maintenance and repair includes repair of site components such as parking lots or landscaping.

SEC. 14.1.16. YARDS

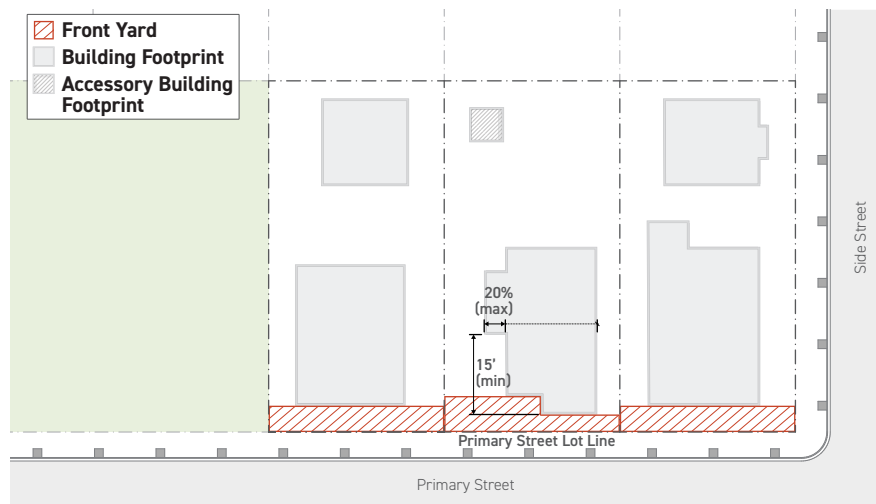
A. General

1. All portions of a lot between exterior walls of a building and a property line shall be designated as one of the following yard designations, and no portion of a lot shall have more than one of the following designations:
 - a. Front yard (Sec. 14.1.6.B.1.)
 - b. Special yard (Sec.14.1.6.B.2.)
 - c. Side street yard (Sec.14.1.6.B.3.)
 - d. Side yard (Sec. 14.1.6.B.4.)
 - e. Rear yard (Sec.14.1.6.B.5.)
2. No portions of a lot may have more than one yard designation.

B. Yard Designations

1. Front Yard

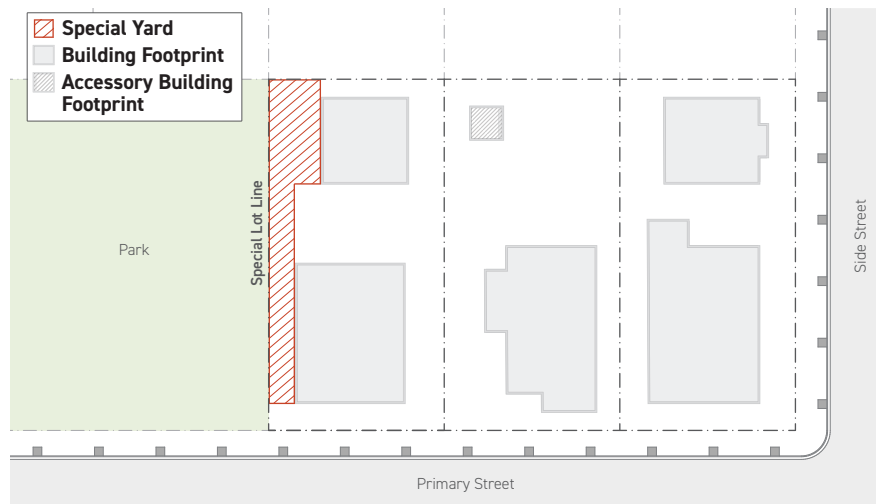
All portions of a lot between a primary street lot line and a principal structure facing a primary street lot line extending the full width of the lot.



- a. No less than 80% of the width of each primary street-facing principal structure shall abut the front yard. Only portions of a building set back at least 15 feet behind the facade nearest the primary street lot line are not required to abut the front yard.
- b. Portions of a lot that meet the criteria for front yard designation shall not be designated as any other yard.

2. Special Yard

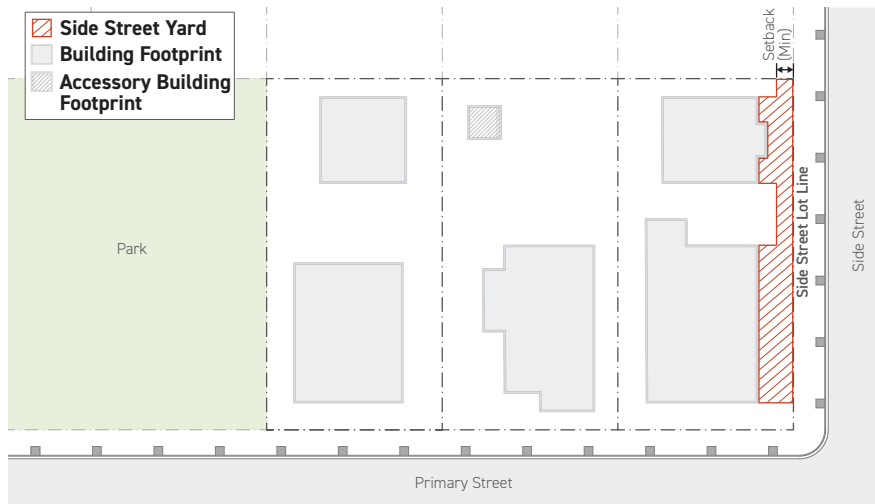
All portions of a lot between a special lot line and a principal structure facing a special lot line extending the full width of the lot.



- a. Special yards include yards abutting a special lot line including but not limited to special river and special alley lot lines.
- b. No less than 80% of the length of each special lot line-facing principal structure shall abut the special yard. Only portions of a building set back at least 15 feet behind the facade nearest the special lot line are not required to abut the special yard.
- c. For portions of the lot width where no principal structure abuts the special lot line, the special yard includes only portions of the lot included in the special lot line setback as specified by *Frontage District (Part 3B)*.
- d. Portions of a lot that meet the criteria for special yard designation shall not be designated as a side street yard, rear yard, or side yard.

3. Side Street Yard

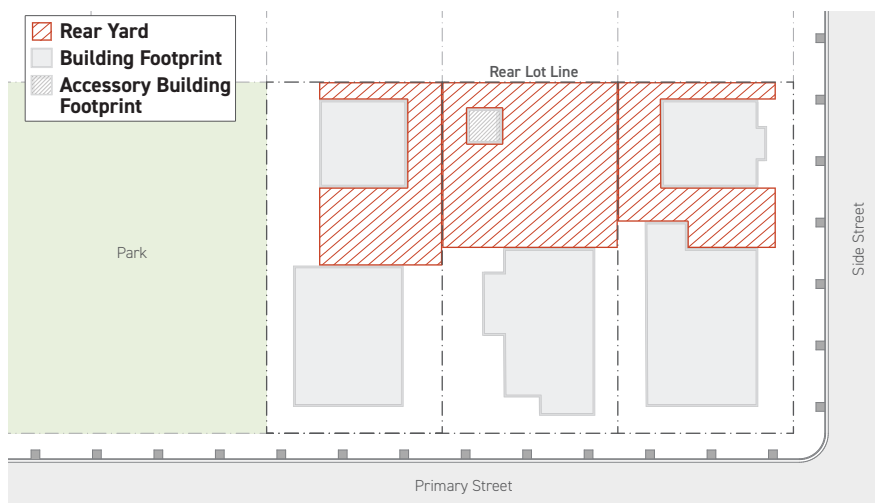
The portions of a lot between a side street lot line and a principal structure facing a side street lot line.



- a. No less than 80% of the width of each side street-facing principal structure shall abut the side street yard. Only portions of a building set back at least 15 feet behind the facade nearest the side street lot line are not required to abut the front yard.
- b. For portions of the lot width where no principal structure abuts the side street yard, the side street yard includes only portions of the lot included in the side street setback.
- c. Portions of a lot that meet the criteria for side street yard designation shall not be designated as a rear yard or side yard.

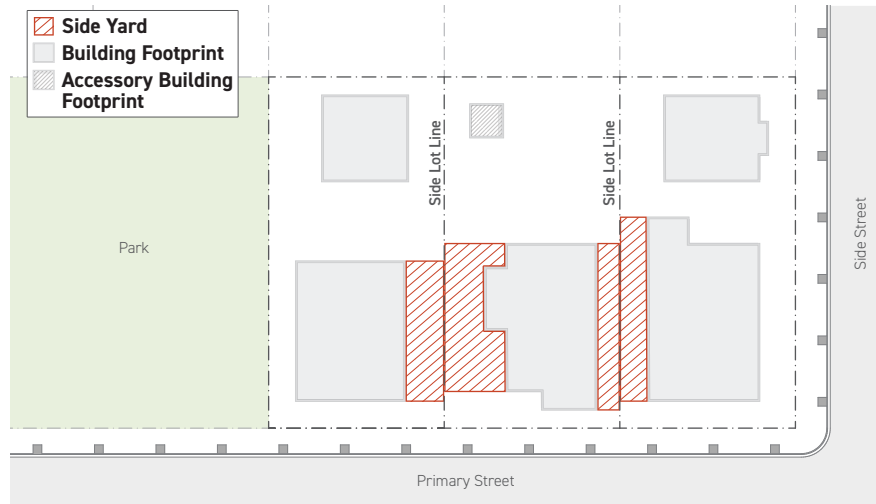
4. Rear Yard

The portions of a lot between a rear lot line and a principal structure. Portions of a lot that meet the criteria for rear yard designation shall not be designated as a side yard.



5. Side Yard

The portions of a lot between a side lot line and a principal structure. All portions of a lot that do not meet the yard designation criteria for any other yard shall be designated as a side yard.



C. Yard Categories

1. Frontage Yard

Frontage yard is a category of yards referring to all yards that abut a frontage lot line including:

- a. Front yards;
- b. Side street yards; and
- c. Special yards.

2. Street Yard

Street yard is a category of yards referring to all yards that abut a street right-of-way including:

- a. Front yards; and
- b. Side street yards.

DIV. 14.2. **GLOSSARY**

For any term not defined in this glossary, the dictionary definition of that term shall apply.

Abbreviations

'. Feet.

". Inches

%. Percent

ac. Acres

ADU. Accessory Dwelling Unit.

AMI. Area Median Income.

CEQA. California Environmental Quality Act.

CPIO. Community Plan Implementation Overlay.

DU. Dwelling Unit.

FAR. Floor Area Ratio.

FC. Footcandles

HPOZ. Historic Preservation Overlay Zone.

JADU. Junior Accessory Dwelling Unit.

LAAC. Los Angeles Administrative Code.

LADOT. Los Angeles Department of Transportation.

LAMC. Los Angeles Municipal Code.

LCP. Local Coastal Program

max. Maximum.

min. Minimum.

n/a. Not Applicable.

SF. Square Feet.

TDM. Transportation Demand Management.

WUCOLS. Water Use Classification of Landscape Species.

A

Abandoned Shopping Cart. A shopping cart located outside of the lot where the establishment that furnishes shopping carts for use by its patrons is located.

Abatement Radius. The area around a permitted lot designated by the Office of Community Beautification for the removal of graffiti, posters/handbills and any other illegal postings, as well as trash, debris, rubbish, and weeds from public property and rights-of-way.

Above-Grade. Located higher in elevation than the surrounding finished grade.

Abutting. To touch or have a common boundary with.

Access. A means of approaching or entering a place.

Accessory Building. A detached, subordinate building, the use and scale of which is incidental to other buildings and uses on the lot.

Accessory Dwelling Unit. An attached or detached residential unit that provides complete independent dwelling facilities for one or more persons and is located on a lot with a proposed or existing primary residence. Includes permanent provisions for living, sleeping, eating, cooking, and sanitation. Includes efficiency unit as defined in the *Health and Safety Code, Section 17958.1*, manufactured home as defined in the *Health and Safety Code, Section 18007*, and movable tiny house.

Accessory Dwelling Unit Incentive Program. See *Sec. 9.5.1. (Accessory Dwelling Unit Incentive Program)*.

Accessory Material. See *Sec. 3D.10.2. (Accessory Materials)*.

Accessory Roof Form. A portion of a roof structure that deviates from the principal roof form in either shape, color, or shape and color.

Accessory Structure. A structure subordinate to the main structure on a lot and used for purposes incidental to the main or principal building and located on the same lot.

Accessory To (Use). See *Sec. 5C.3.1. (Accessory To (Use))*.

Accessory Use. A use that meets the standards outlined in *Sec. 5C.3.1. (Accessory To (Use))*.

Active Wall Spacing. See *Sec. 3C.4.2. (Active Wall Spacing)*.

Acts (Reasonable Accommodation). See *Sec. 13B.5.5. (Reasonable Accommodation)*.

Adaptable Parking. See *Sec. 4C.4.5.C.3.c. (Adaptable Parking)*.

Adaptive Reuse Project (Use). Any change of use to dwelling, or joint living and work quarters, or any change in commercial use to another commercial use, in all or any portion of any eligible building according to *Sec. 9.4.5.B. (Applicability, Downtown Adaptive Reuse Projects)* or *Sec. 9.4.6.B. (Applicability, Citywide Adaptive Reuse Projects)*, as long as the commercial use is

allowed in the zone. An adaptive reuse project includes a change of an existing use to new uses that are accessory to dwelling units, guest rooms, or joint living and work quarters, so long as the accessory uses are consistent with the definition of accessory use in this Division, and are permitted in the zone. See Sec. 5C.3.2. (Adaptive Reuse Project).

Addition. Any work that increases the floor area or the volume of enclosed space of an existing building, and is structurally attached to the existing building.

Addition (Historic Preservation). See *Div. 13B.8. (Historic Preservation)*.

Adjacent. Located abutting or beside with no similar structure type located between.

Adjoining Lot. Includes abutting lots, lots separated from the subject lot by a street or alley right-of-way, and lots having a common corner with the subject property.

Advisory Agency (Administration). See *Sec. 13A.1.9. (Advisory Agency)*.

Advisory Agency (Historic Preservation). The Director of Planning, which is designated as the Advisory Agency for the City pursuant to the Subdivision Map Act. See *Sec. 13B.8.1. (General Provisions)*.

Advisory Agency (Streets and Parks). See *Sec. 11.1.2. (Advisory Agency)*.

Affordable Housing Incentive Program. An incentive program established in *Div. 9.2. (Affordable Housing Incentive Programs)* to increase the production of affordable housing, consistent with City policies.

Affordable Housing Incentives Guidelines. The guidelines approved by the City Planning Commission, pursuant to *Section 13B.1.5 (Policy Action)*, under which housing development projects for which a density bonus above 35% has been requested are evaluated for compliance with *Div. 9.2. (Affordable Housing Incentive Programs)*.

Aggrieved Person. Any person or entity with standing to appeal an action on an application filed under this Zoning Code (Chapter 1A) under California law, or as provided in the provisions of this Zoning Code (Chapter 1A) relating to a particular appeal.

Aggrieved Person (Coastal Development). See *Div. 13B.9. (Coastal Development)*.

Agricultural Uses. See *Sec. 5C.1.9. (Agricultural Uses)*.

Air Space. A division of the space above or below a lot as defined in *Article 14.1. (General Rules)* with a finite width, length, and upper and lower elevation occupied or to be occupied by a use, building or portion of a building, unit group of buildings or portion of a unit group of buildings, and accessory buildings or portions of an accessory building, or accessory uses. An air space lot shall be identified on a final tract map or a parcel map recorded in the office of the County Recorder with a separate and distinct number or letter. An air space lot shall have such access to a street or private street by means of one or more easements or other entitlements to use in a form satisfactory to the Advisory Agency and the City Engineer.

Airport (Use). See *Sec. 5C.1.4.A. (Airport)*.

Alcohol, Retail (Use). See Sec. 5C.1.5.L.2. (Alcohol).

Alcohol Sales, Off-Site Consumption (Use). See Sec. 5C.1.5.L.2. (Alcohol).

Alcohol Sales, On-Site Consumption (Use). See Sec. 5C.1.5.C.1. (Eating and Drinking: Alcohol Service) and Sec. 5C.1.5.C.2. (Eating and Drinking: Bar).

Alcohol Service, Eating & Drinking (Use). See Sec. 5C.1.5.C.1. (Eating & Drinking, Alcohol Service).

Alcoholic Beverage, Manufacturing, Light (Use). See Sec. 5C.1.7.C.2. (Manufacturing, Light, Alcoholic Beverage).

Alley. A public way, other than a street or highway, providing a means of vehicular access to abutting property.

Alley Lot Line. See Sec. 14.1.12.C.6. (Alley Lot Line).

Alley Lot Line-Facing Facade. All portions of a building facade that are parallel to an *alley lot line* and meet the criteria outlined in Sec.14.1.6.B. (Lot Line-Facing Facade).

Alteration (Historic Preservation). See Div. 13B.8. (Historic Preservation).

Alternative, Financial Services (Use). See Sec. 5C.1.5.E.2. (Alternative).

Alternative Compliance. See Sec. 13B.5.1. (Alternative Compliance).

Alternative Parking Strategies. Alternative methods of meeting parking requirements that meet the standards outlined in Sec. 4C.4.2. (Alternative Parking Strategies).

Amenity Design Standard. See Sec. 2C.3.3. (Amenity Design Standards).

American Standard for Nursery Stock. A publication by the American Horticulture Industry Association intended to provide buyers and sellers of nursery stock with a common terminology in order to facilitate commercial transactions involving nursery stock.

Angle of Elevation. The angle of an elevation view, zero degrees (horizontal) being the angle of an elevation projection, and ninety degrees being vertical.

Animal Keeping (Use). See Sec. 5C.1.9.A. (Animal Keeping).

Animal Products Processing (Use). See Sec. 5C.1.8.A. (Animal Products Processing)..

Animal Services (Use). See Sec. 5C.1.5.A. (Animal Services).

Apartment. See dwelling unit.

Appeal Board (Subdivision Approval). For purposes of Subdivision Appeals, the Appeal Board is the Area Planning Commission where the map is located for any parcel map or tentative tract map that: (a) creates or results in less than 50,000 gross square feet of nonresidential floor area; or (b) creates or results in fewer than 50 dwelling units, guest rooms, or combination of dwelling units and guest rooms; or (c) involves a lot with fewer than 65,000 square feet of lot area; or (d) where

specifically provided by this Zoning Code (Chapter 1A) or Chapter 1. In all other cases, the Appeal Board for Subdivision Appeals is the City Planning Commission Div. 13C.1. (Administration).

Appealable Area (Coastal Development Permit (Post-Certification)). See *Sec. 13B.9.2. Coastal Development Permit (Post-Certification)*.

Appealable Development (Coastal Development Permit (Post-Certification)). See *Sec. 13B.9.2. Coastal Development Permit (Post-Certification)*.

Applicable Stories, Build-to. See *Sec. 3C.1.1 (Applicable Stories)*.

Applicant (Coastal Development Permit (Post-Certification)). See *Sec. 13B.9.2. Coastal Development Permit (Post-Certification)*.

Approving Authority (Coastal Development Permit (Post-Certification)). See *Sec. 13B.9.2. Coastal Development Permit (Post-Certification)*.

Architectural Detail (Horizontal Encroachment). See *Sec. 14.1.5.A.1.a. (Architectural Detail (Horizontal Encroachment))*.

Architectural Element. Any building component, either decorative or structural, which is outside of or comprises the building envelope. Examples include windows, walls, cornices, and parapets.

Architectural Elements (Vertical Encroachment). See *Sec. 14.1.5.B.1.c. (Architectural Elements (Vertical Encroachment))*.

Architectural Feature. A structure or assembly of architectural elements attached to or integrated with a facade. Often architectural features include interior or exterior occupiable space. Examples include: bay windows, balconies, and entry features.

Area (Use). See *Sec. 5C.3.3. (Area (Use))*.

Area Median Income. The median income in Los Angeles County as determined annually by the California Department of Housing and Community Development, adjusted for household size.

Area of Work. See *Sec. 14.1.15.A. (Area of Work)*.

Articulating Element. See *Div. 3D.6.5 (Articulating Elements)*.

Artistic & Artisanal, Manufacturing, Light (Use). See *Sec. 5C.1.7.C.3. (Manufacturing, Light, Artistic & Artisanal)*.

Assembly Area or Auditorium (Parking Table). An indoor or outdoor facility within a post-secondary school that is intended for performing arts, motion pictures, other media arts, or presentations before an audience, and has a seating capacity of less than 10,000 seats and greater than 500 seats. Includes athletic and recreational facilities associated with post-secondary schools that have a seating capacity seating capacity of less than 10,000 seats and greater than 500 seats.

Assisted Living. Residential housing that is licensed by the California Department of Social Services and provides assistance to people 62 years of age or older who require assistance with two or

more non-medical activities of daily living as defined in the Department of Social Services licensing requirements. The residential units may consist either of dwelling units or guest rooms. Full time medical services shall not be provided on the premises. The housing may be a component of an eldercare facility. See *Sec. 5C.1.1.D.2. (Supportive Housing, Non-Medical)*.

At-Grade. A descriptor ascribed to something, such as a floor or entry, which is at the elevation of the ground where the ground meets the foundation of a building.

Attended Bicycle Parking Service. A service by which a bicycle is left in the care of an attendant(s) with provision for identifying the bicycle's owner. Once stored, a bicycle left in the care of an attendant(s) shall be accessible only to the attendant(s), with the storage location not necessarily in the same location as the pick-up and drop-off point. (Added by Ord. No. 185,480, Eff. 5/9/18.) See *Sec. 4C.3.2.C.7. (Attended Bicycle Parking Service)* and *Sec. 4C.3.3.C.5. (Attended Bicycle Parking Service)*.

Attic. See *Sec. 14.1.10.F. (Attic)*.

Automobile. A motor propelled road vehicle typically with four wheels designed for personal transport. Seating capacity ranges between 2 persons minimum and 12 persons maximum.

Automobile Parking Stall. Space within a building, or a private or public parking area, exclusive of driveways, ramps, columns, office, and work areas, for the parking of one automobile. Does not include bicycle parking.

Automotive Repair Garage (Annual Inspection Monitoring (Automotive Repair Garage And Used Vehicle Sales Areas)). See *Sec. 13B.10.4. Annual Inspection Monitoring (Automotive Repair Garage And Used Vehicle Sales Areas)*.

Automobile Queuing Space. The space within a drive-through lane that is allocated for the queuing of a single automobile and meeting the minimum required dimensions in *Sec. 4C.2.2.C.3.a.iii. (Drive-Throughs)*.

Avenue. Any public right-of-way designated as an Avenue I, II, or III on the Citywide General Plan Circulation System maps of the Mobility Plan Element.

Average Natural Slope. The average of the ungraded slopes at selected contours within a given parcel of land divided by its area as computed from either the City's Engineer's topographic maps or a topographic map prepared by a California registered civil engineer or California licensed land surveyor. Regardless of which map is used, calculations cannot be derived or interpolated from a map that originally had contour intervals of greater than 25 feet for subdivisions or greater than five feet for parcel maps. Average natural slope shall be computed by the following formula:

$$S = \frac{C \times L}{A} \times 100$$

Where:

S = average natural slope in %.

C = contour interval in feet, at no greater than 25-foot intervals for subdivisions or 5-foot intervals for parcel maps, resulting in at least 5 contour lines.

L = total accumulated length of all contours of interval "C" in feet.

A = the area being considered in square feet.

Slopes may be computed only by the entire subdivision or parcel map area. The calculation "L" (contour lengths) and "A" (area in square feet) can be computed by 500-foot grid increments, as shown on the City Engineer's topographic maps. The "L" for each grid increment shall be added to the "L" for every other grid increment and the "A" for each grid increment shall be added to the "A" for every other grid increment to determine the "L" and the "A" for the entire subdivision or parcel map, prior to calculating the average natural slope for that subdivision or parcel map. In any matter where the average natural slope is used to calculate density pursuant to *Sec. 11.1.3. (Subdivision Design Standards)* or *Sec. 11.4.1. (General)*, the subdivision file shall contain copies of all maps and all calculations so that the figures can be verified. All maps and all calculations are required to be submitted at the time of the filing of a subdivision application or the application is deemed incomplete.

Awning Sign. See *Sec. 4C.11.6.C.1. (Awning Sign)*.

B

Bar, Eating & Drinking (Use). See *Sec. 5C.1.5.C.2. (Eating & Drinking, Bar)*.

Base, Middle & Top Articulation. A required composition of three separate and coordinated articulating elements designed to visually break a building facade up into three separately legible layers. See *Sec. 3D.6.1. (Base, Middle & Top)*.

Base-Top Articulation. See *Sec. 3D.6.2. (Base-Top)*.

Basement. An occupiable portion of a building located below a ground story. See *Sec. 14.1.10.G. (Basement)*.

Beds (Use). See *Sec. 5C.3.4. (Beds)*.

Bee. Any stage of life of the common domestic honey bee (*Apis Mellifera*).

Beehive. A structure that houses a bee colony.

Bees, Animal Keeping (Use). See *Sec. 5C.1.9.A.1. (Animal Keeping, Bees)*.

Belt Course. Also called a string course or sill course, is a continuous row or layer of stones or brick set in a wall. Set in line with window sills, it helps to make the horizontal line of the sills visually more prominent.

Bicycle Cage. A locked bicycle parking area that has been fenced off to prohibit access by the general public. Bicycle cages shall contain bicycle racks that provide a means of securing the bicycle frame at two points to a securely anchored rack.

Bicycle Corral. Any on-street public bicycle parking space in which multiple short-term bicycle parking racks have been installed.

Bicycle Room. A locked bicycle parking area that has been walled off to prohibit access by the general public. Bicycle rooms shall contain bicycle racks that provide a means of securing the bicycle frame at two points to a securely anchored rack.

Bicycle Share Dock. A device designed to receive a bicycle for locked storage as part of a system that directly rents bicycles on a short-term basis.

Bicycle Share Service Provider. An entity operating a system that directly provides bicycles for rent on a short-term basis.

Bicycle Share Station. A combination of multiple bicycle share docks, automated payment equipment, and related equipment associated with bicycle share.

Bisecting Line (Signs). A line that equally divides the angle created by the projection of intersecting lot lines of a lot adjoining the street of a corner lot as illustrated in *Sec. 4C.11.3.D. (Off-Site Signs, Measurement)*.

Block Face. Any number of lots that have a primary street lot line adjacent to one side of a segment of private or public street that lies between two other streets or alleys.

Board (Department of Building and Safety). See *Sec. 13B.10.3.A.2. (Department of Building and Safety)*

Board (Historic Preservation). See *Div. 13B.8. (Historic Preservation)*.

Bollard. An upright post consisting of a piece of timber, concrete, metal or similar material fixed firmly in an upright position intended to impede various forms of traffic or circulation.

Booking Service (Use). Any reservation or payment service provided by a person that facilitates a short-term rental transaction between a person and a prospective guest or transient user, and for which the person collects or receives, directly or indirectly through an agent or intermediary, a fee in connection with the reservation or payment of services provided for the transaction. See *Sec. 5C.4.4.B.2. (Booking Service)*.

Boulevard. Any public right-of-way designated as a Boulevard I or II on the Citywide General Plan Circulation System maps of the Mobility Plan Element of the General Plan.

Build-To Depth. See *Sec. 3C.1.2. (Build-To Depth)*.

Build-To Width. See *Sec. 3C.1.3. (Build-To Width)*.

Build-To Zone. The area on a lot located behind the minimum frontage lot line building setback and continuing inward to the maximum build-to depth, and extending the full width of the lot.

Build-To Zone Area of Overlap. The portion of a lot's area where the build-to zones of two intersecting frontage lot lines overlap. See *Sec. 3C.1.2. (Build-to Depth)*.

Building. A covered and enclosed structure intended for human occupation.

Building Break. The minimum distance that structures are required to be separated in order to establish them as separate buildings for the purpose of measuring building width. See *Sec. 2C.6.1.E. (Building Break)*.

Building Coverage. See *Sec. 2C.2.1. (Building Coverage)*.

Building Elevation. An orthographic projection of the exterior faces of a building, represented as a two-dimensional drawing of the building's facades.

Building Entrance. A door providing access from the public realm to the interior of a building.

Building Facade. See *Facade*.

Building Face. The general outer surface of a building facade, not including any recesses or allowed encroachments. See also *Building Facade*.

Building Footprint. The area of a lot occupied by a building, measured horizontally. Building footprint includes lot area covered by cantilevered floor area or architectural projections, with the exceptions of those projecting 5' or less from the nearest wall, column, spanning beam, or other structural element, carrying gravity loads to the ground. See also *Structure Footprint*

Building Frontage (Signs). The projection of the exterior building walls upon the street used for street frontage, as measured perpendicular to the edge of the street. For walls that are not parallel to the street, the building frontage shall be measured along the wall that, other than open parking stalls, has direct and unimpeded access to the street.

Building Module (Grade Plane Elevation). Sub-areas of a building footprint used in the building module method to determine grade plane elevation. See *Sec. 14.1.9.D. (Grade Plane Elevation)*.

Building Perimeter. The perimeter of a building footprint. See *Building Footprint*.

Building Separation (Use). See *Sec. 5C.3.5. (Building Separation)*.

Building Setback. See *Sec. 2C.2.2. (Building Setbacks)*.

Building Site. Any parcel of land that conforms to the definition of lot. See *Sec. 14.1.11. (Lot)*.

Building Width. See *Sec. 2C.6.1. (Building Width)*.

Bulk Plane. See *Sec. 2C.5.1. (Bulk Plane)*.

Bulkhead. A wall located beneath a display window on the ground story facade that serves to elevate a window above the surrounding finished grade and the ground floor elevation. See *Sec. 3D.9.1.4. (Bulkhead)*.

Bureau of Engineering Fees (Streets and Parks). See *Sec. 10.1.7. (Bureau of Engineering Fees)*.

C

Cafe/Takeout, Eating & Drinking (Use). See *Sec. 5C.1.5.C.3. (Eating & Drinking, Cafe/Takeout)*.

Calculation of Time (nonconformities). See *Sec. 12.1.5. (Calculation of Time)*.

California Coastal Act. The provisions established in *California Public Resources Code, Division 20 (California Coastal Act)*.

California Native Plant Library. A library of native plants maintained by the Theodore Payne Foundation.

California State Accessibility Standards. The provisions established in the *California Building Standards Code Title 24 (Physical Access Regulations)*.

Caliper. The diameter measurement of the stem or trunk of nursery stock. See *Sec. 4C.6.4.D.10. (Caliper)*.

Calvo Exclusion Area. Lots identified as being in a Calvo Exclusion Area, as established in *Sec. 1.4.7. (Coastal Zone Map)*.

Canes (Plants). A primary stem which starts at a point not higher than 1/4 the height of the plant.

Car Wash, Motor Vehicle Services (Use). See *Sec. 5C.1.6.A.2. (Motor Vehicle Services, Car Wash)*.

Caretaker Unit. A dwelling unit designed for use solely by a watchman or caretaker (including their family) of an industrial development or of a permitted use which requires 24-hour supervision and is located on the same lot with such development or use.

Cargo Container, Outdoor Storage (Use). See *Sec. 5C.1.6.D.2. (Outdoor Storage, Cargo Container)*.

Carpool. A vehicle carrying 2 to 5 persons to and from work on a regular schedule.

Categorically Excluded Development (Coastal Development Permit (Post-Certification)). See *Sec. 13B.9.2. Coastal Development Permit (Post-Certification)*.

Cemetery (Use). See *Sec. 5C.1.2.B. (Cemetery)*.

CEQA. The California Environmental Quality Act, *California Public Resources Code, Div. 13, Sec. 21000 et seq.*, as it may be amended from time to time. *Div. 13C.1. (Definitions)*.

CEQA Clearance (Administration). Any determination, finding or certification authorized or required under CEQA to approve a Project in compliance with CEQA. CEQA Clearances include, but are not limited to, (i) a determination that an approval does not require CEQA review, in whole or in part, either due to the applicability of an exemption or because the City action is not a Project, (ii) a finding that the City may adopt a Negative Declaration or a Mitigated Negative Declaration, (iii) the certification of an Environmental Impact Report, or (iv) a finding that a Project was adequately

assessed in a prior adopted Negative Declaration or certified Environmental Impact Report, including through the use of an addendum. See *Div. 13C.1. (Definitions)*.

CEQA Guideline (Administration). *California Code of Regulations, Title 14, Chapter 3, Sec. 15000, et seq., as it may be amended from time to time. Div. 13C.1. (Definitions)*.

Certificate of Appropriateness (Historic Preservation). See *Div. 13B.8. (Historic Preservation)*.

Certificate of Compatibility (Historic Preservation). See *Sec. 13B.8. (Historic Preservation)*.

Certified Farmers' Market (Use). See *Sec. 5C.1.5.L.3. (Farmers' Market, Certified)*.

Chamfered Corner. An architectural element at a corner of a building adjacent to a street intersection where a tertiary building face transitions between two otherwise intersecting primary building faces at an angle between 30 and 60 degrees measured from both primary building faces.

Character Frontage. A Frontage District established in *Div. 3B.9. (Character Frontages)*.

Chemical Products, Manufacturing, Heavy (Use). See *Sec. 5C.1.8.B.2. (Manufacturing, Heavy, Chemical Products)*.

Child Care Facility. See "child care center" in *Code of Regulations, Chapter 1, Section 101152 (Definitions)*.

Citation, Home-Sharing (Use). See *Sec. 5C.4.4.B.3. (Home-Sharing, Citation)*.

City (Administration). The City of Los Angeles, California. See *Div. 13C.1. (Administration)*.

City Council. As established by City Charter, Section 200 (City Officers). See *Sec. 13A.1.2. (City Council)*.

City Engineer. See *LAMC Chapter 13, Article 6 (City Engineer)*.

City Planning Commission. See *Sec. 13A.1.3. (City Planning Commission)*.

Citywide Adaptive Reuse Projects. See *Sec. 9.4.6. (Citywide Adaptive Reuse Projects)*.

Civic Facility (Use). See *Sec. 5C.1.2.B. (Civic Facility)*.

Clear Depth. The horizontal dimension of the occupiable portion of a building or structure at the narrowest point.

Clear Height. The vertical dimension of the occupiable portion of an architectural feature at the shortest point.

Clear Width. The horizontal dimension of the occupiable portion of an architectural feature at the narrowest point (unless otherwise noted).

Client Visits Per Hour (Use). See *Sec. 5C.3.6. (Client Visits Per Hour)*.

Coastal Bluff (Coastal Development Permit (Post-Certification)). See Sec. 13B.9.2. (*Coastal Development Permit (Post-Certification)*).

Coastal Development (Coastal Development Permit (Post-Certification)). See Sec. 13B.9.2. (*Coastal Development Permit (Post-Certification)*).

Coastal Zone. See Sec. 1.4.7.B.1. (*Coastal Zone*).

Coastal Zone Map. See Sec. 1.4.7. (*Coastal Zone Map*).

Collection, Recycling Facility (Use). See Sec. 5C.1.8.D.1. (*Recycling Facility, Collection*).

Collector Street. Any public right-of-way designated as a Collector Street on the Citywide General Plan Circulation System maps of the Mobility Element of the General Plan.

Commercial/Industrial Conversion Project. An existing building used exclusively for commercial or industrial purposes, or both, proposed for conversion to a condominium or stock cooperative to be used exclusively for such purposes through approval of a tract or parcel map. For purposes of this definition, the term existing means that the building was constructed prior to 1945, or if it was built after 1945, a certificate of occupancy was issued for the building prior to the time of map application.

Commercial/Industrial to Residential Conversion Project. An existing building used exclusively for commercial or industrial purposes, or both, proposed for conversion to a condominium, stock cooperative or community apartment to be used exclusively for residential purposes through approval of a tract or parcel map. For purposes of this definition, the term existing means that the building was constructed prior to 1945 or, if it was built after 1945, a certificate of occupancy was issued for the building prior to the time of map application.

Commercial Message (Signs). Any message that advertises a business conducted, services rendered, or goods produced or sold.

Commercial Tenant Size (Use). The maximum floor area permitted per commercial tenant space. See Sec. 5C.3.7. (*Commercial Tenant Size*).

Commercial Vehicle. Any vehicle, excluding household moving rental trucks, and utility rental trailers, which when operated upon a highway is required to be registered as a commercial vehicle by the Vehicle Code of the State of California, or by any other jurisdiction, and that is used or maintained for the transportation of persons for hire, compensation, or profit, or designed, used, or maintained primarily for the transportation of property.

Commercial Vehicle, Motor Vehicle Sales and Rental (Use). See Sec. 5C.1.6.B.1.3. (*Motor Vehicle Sales and Rental, Commercial Vehicle*).

Commercial Vehicle, Motor Vehicle Services (Use). See Sec. 5C.1.6.A.4. (*Motor Vehicle Services, Commercial Vehicle*).

Commercial Vehicle, Outdoor Storage (Use). See Sec. 5C.1.6.D.3. (*Storage, Outdoor, Commercial Vehicle*).

Commissary Kitchen (Use). See Sec. 5C.1.5.B. (*General Commercial Uses, Commissary Kitchen*).

Common Indoor Amenity Space. See Sec. 2C.3.3.C.5. (*Common Indoor Amenity Space*).

Common Lot Line. See Sec. 14.1.12. (*Lot Line Determination*).

Common Outdoor Amenity Space. See Sec. 2C.3.3.C.1. (*Common Outdoor Amenity Space*).

Community Apartment Project. See *California Business and Professions Code, Section 11004*.

Community Benefits Program. See Sec. 9.3.1. (*Community Benefits Program Structure*).

Community Care Facility. Any place licensed by the State of California that is maintained and operated as a residential facility or as a social rehabilitation facility to provide non-medical residential care, day treatment, adult day care, or foster family agency services for persons in need of services, supervision, or assistance essential for sustaining the activities of daily living, as defined in the Health and Safety Code. Includes halfway house, non-medical assisted living, and substance abuse treatment operation. For residential community care facility see Sec. 5C.1.1.D.2. (*Supportive Housing, Non-medical*). For non-residential community care facility see Sec. 5C.1.2.K. (*Social Services*).

Community Design Overlay (CDO). See Sec. 8.2.5. (*Community Design Overlay*).

Community Facilities. See Sec. 9.3.4. (*Community Facilities*).

Community Garden, Plant Cultivation (Use). See Sec. 5C.1.9.B.1. (*Plant Cultivation, Community Garden*).

Community Plan Implementation Overlay. A document established by Community Plan Area, or other Plan Area, defining applicable public benefits incentives programs available, amount of floor area awarded for public benefits incentives programs, applicable local affordable housing incentive program sets, and other items relating to the administration of this Zoning Code (Chapter 1A). See Sec. 8.2.2. (*Community Plan Implementation Overlay*).

Composting. See Sec. 5C.1.8.F.2 (*Solid Waste Facility, Green Waste*).

Concealed Parking. See Sec. 4C.4.5.C.3.b. (*Concealed Parking*).

Conditional Uses. See Sec. 5C.2.4. (*Conditional Uses (C1, C2, & C3)*).

Condominium. See *California Civil Code, Chapter 1, Section 783*.

Conservation District. See Sec. 8.2.7. (*Conservation Districts (CD)*).

Construction, New. Any work including the construction of a building or structure that is structurally detached from existing buildings and structures on a lot.

Continuous Ground Story. See *Sec. 14.1.10.A.1. (Continuous Ground Story)*.

Contributing Building or Contributing Element. Any building, structure, landscaping, or natural feature identified on the historic resources survey as contributing to the historic significance of the Historic Preservation Overlay Zone, including a building or structure which has been altered, where the nature and extent of the modifications are determined reversible by the Historic Resources Survey.

Contributing Element (Historic Preservation). See *Div. 13B.8. (Historic Preservation)*.

Controlled Drilling Site. That particular location within an oil drilling district in an Urbanized Area upon which surface operations for the drilling, deepening, or operation of an oil well or any incidental operation are permitted under the terms of *Section 8.2.4. (Oil Drilling Districts (O))*, subject to the conditions prescribed by written determination by the Zoning Administrator.

Conversion Project (Streets and Parks). An existing building proposed for conversion to a condominium, stock cooperative, or community apartment through approval of a tract or parcel map. For purposes of this definition, the term existing means that the building was constructed prior to 1945 or, where built after 1945, a certificate of occupancy was issued for the building prior to the time of map application. See *Residential Conversion Project, Residential to Commercial/Industrial Conversion Project, and Commercial/Industrial to Residential Conversion Project*.

Corner Lot. A lot situated at the intersection of two or more streets having an angle of intersection of not more than 135 degrees.

Cosmetic, Pharmaceutical, Manufacturing, Light (Use). See *Sec. 5C.1.7.C.4. (Manufacturing, Light, Cosmetic, Pharmaceutical)*.

Counter Service, Eating & Drinking (Use). See *Sec. 5C.1.5.C.3. (Counter Service)*.

Covered. See *Sec. 14.1.2.A.1. (Covered)*.

Covered Area - %. See *Sec 14.1.2. (Covered Area - %)*.

Cultural (Historic Preservation). See *Div. 13B.8. (Historic Preservation)*.

D

Dairy, Animal Keeping (Use). See *Sec. 5C.1.9.A.2. (Animal Keeping, Dairy)*.

Day Care (Use). See *Sec. 5C.1.2.J.1. (Preschool/Day Care)*.

Day Laborer. Any person who offers themselves to be hired as a laborer for a day, or some other temporary basis.

Decision Maker (Administration). The agency or official charged with rendering a formal recommendation or decision on an application subject to *Article 13. (Administration)*. For the

purposes of *Sec. 13B.11.1 (Environmental Review Procedures)*, the decision-maker is the decision-making body, as defined by the CEQA Guidelines. *Div. 13C.1. (Definitions)*.

Dedication of Land. A deliberate appropriation of land by its owner for any general and public uses, reserving to themselves no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted.

Deeply Low Income Household. Persons and families whose incomes do not exceed 15 percent of area median income, adjusted for family size.

Demolition (Historic Preservation). See *Div. 13B.8. (Historic Preservation)*.

Density. See *Div. 6B.1. (Maximum Density)*.

Density Bonus. A density increase over the otherwise maximum allowable residential density under the applicable Zoning Code or Specific Plan, granted pursuant to *Sec. 9.2.1. (Density Bonus)*.

Department (Administration). See *Sec. 13C.1 (Administration)*.

Department of City Planning. See *City Charter, Section 550*.

Dependent On Adjacent Zoning (Use). See *Sec. 5C.2.5. (Dependent On Adjacent Zoning (#))*.

Designated Work Space Area (Use). See *Sec. 5C.3.8. (Designated Work Space Area)*.

Designated Work Space Dimensions (Use). See *Sec. 5C.3.9. (Designated Work Space Dimensions)*.

Designated Work Space Uses. See *Sec. 5C.3.10. (Designated Work Space Uses)*.

Destroyed. Damaged so as to not be habitable, or having lost 75% of replacement value, as determined by the Department of Building and Safety.

Detention Facility (Use). See *Sec. 5C.1.2.C. (Detention Facility)*.

Developer. The owner of a project and, where different from the owner, any person, firm, partnership, association, joint venture, corporation, or any entity or combination of entities that develops or causes to be developed the residential housing project and, if applicable, provides off-site affordable units, together with their successors and assigns, but does not include a lender, any governmental entity, or the general contractor working for any developer.

Development (Coastal Development). See *Div. 13B.9. (Coastal Development)*.

Digital Display. A sign face, building face, or any building or structural component that displays still images, scrolling images, moving images, or flashing images, including video and animation, through the use of grid lights, cathode ray projections, light emitting diode displays, plasma screens, liquid crystal displays, fiber optics, or other electronic media or technology that is either independent of, attached to, integrated into, or projected onto a building or structural component, and that may be changed remotely through electronic means.

Dimensional Standard. A standard that specifies a dimension.

Direct Access. The ability of a person to move to and from a facility or space, without necessitating travel through any intermediate space.

Director of Planning (Administration). The Director of the Department of City Planning, or the Director's designee. *Sec. 13A.1.6. (Director of Planning).*

Disaster (Coastal Development Permit (Post-Certification)). See Sec. 13B.9.2. (Coastal Development Permit (Post-Certification)).

Distance. See *Sec. 14.1.3. (Distance).*

Divided-Lite. Separate pieces of glass glazed between muntin bars.

Domestic Use . For use or consumption within the household that cultivates, manufactures, or generates a good. Goods may also be gifted outside of the household provided there is no reciprocal or monetary exchange.

Downtown Adaptive Reuse Projects. See *Sec. 9.4.5. (Downtown Adaptive Reuse Projects).*

Drilling and Production Site. Locations upon which surface operations for the drilling, deepening or operation of an oil well, or any operation incident thereto, are permitted under the terms of Sec. 8.2.4. (Oil Drilling Districts), subject to the conditions prescribed by written determination by the Zoning Administrator.

Drip Line. A line which may be drawn on the ground around a tree, directly under its outermost branch tips, and which identifies that location where rainwater tends to drip from the tree.

Drive Aisle. A driveway lane that accommodates vehicle circulation and access to parking stalls within a parking area. Drive aisle may accommodate one-way or two-way vehicle traffic, depending on the drive aisle width provided in accordance with *Sec. 4C.4.3. (Parking Area Design).*

Drive-Through Facilities. See *Sec. 4C.2.2.C.3. (Drive-Through Facilities).*

Drive-Through Lane. An automobile lane providing access to a service window through which goods or services are provided directly to drivers in vehicles while queueing in an automobile queueing space

Driveway. A space along a public roadway that is designed to accommodate vehicle access to a lot by passing over a public sidewalk to reach a driveway that provides vehicle entry into a lot. Driveways are formed by a sloping break or cut in the curb along the roadway to allow a vehicle to drive over the sidewalk and into a lot.

Driveway Reservoir. The portion of a driveway lane which is designated for ingress vehicular traffic and meets the standards of *Sec. 4C.2.1.2.b. (Driveway Reservoir).*

Dual Frontage. A Frontage District established in *Div. 3B.8. (Dual Frontages).*

Dwelling (Use). See *Sec. 5C.1.1.A. (Dwelling).*

Dwelling Unit. A habitable residential unit serving as a primary residency or having a tenancy of 30 days or greater. Includes household dwelling unit and efficiency dwelling unit.

Dwelling Units Per Lot. See Sec. 6C.1.1. (*Dwelling Units Per Lot*).

E

Easement. A right given to a person or entity to trespass upon or use land owned by another.

Eating & Drinking (Use). See Sec. 5C.1.5.C. (*Eating & Drinking*).

Efficiency Dwelling Unit. A dwelling unit serving as a primary residence or having a tenancy of 30 days or more that contains only one habitable room, is limited to 455 square feet in floor area, may include a kitchenette, but may not include a full kitchen. The dwelling unit may include an exterior entry or an entry from a common interior corridor.

Eldercare Facilities Incentive Program. See Sec. 9.4.3. (*Eldercare Facilities Incentive Program*).

Eldercare Facility (General Incentives Program). Any assisted living, senior independent living, or skilled nursing home. See Sec. 9.4.3. (*Eldercare Facilities Incentive Program*).

Electronics Assembly (Use). See Sec. 5C.1.7.A. (*Electronics Assembly*).

Electric Vehicle Charging Station. One or more electric vehicle charging spaces served by an electric vehicle charger or other charging equipment allowing charging of electric vehicles.

Elevation. The vertical position or vertical location of something along a vertical direction above or below a given vertical datum.

Elevation Projection. An orthographic projection, that is a two-dimensional drawing of the building's facades. Elevation projections have an angle of elevation of zero degrees (horizontal). See also Building Elevation.

Emergency (Coastal Development Permit (Post-Certification)). See Sec. 13B.9.2. (*Coastal Development Permit (Post-Certification)*).

Emergency Transitional Shelters, Charitable Organizations. See Sec. 1.5.3. (*Emergency Transitional Shelters - Charitable Organizations*).

Emergency Transitional Shelters, City Owned and Leased Property. See Sec. 1.5.2. (*Emergency Transitional Shelters - City Owned and Leased Property*).

Employment Center. For the purposes contained in Article 9 of this document; A project in which a minimum of 50% of the floor area permitted by the Base FAR contains nonresidential uses. See Sec. 9.3.4.C.4. (*Employment Centers*).

Employment Centers Incentive Area. An area of a Community Plan identified in the applicable Community Plan Implementation Overlay as eligible to utilize the incentive in Sec. 9.3.4.C.4. (*Employment Centers*).

Enclosed. See Sec. 14.1.4.A.1. (*Enclosed*).

Enclosed Projecting Structures (Horizontal Encroachment). See Sec. 14.1.5.A.1.e. (*Enclosed Projecting Structures (Horizontal Encroachment)*).

Enclosure - %. See Sec. 14.1.4. (*Enclosure - %*).

Encroachment. See Sec. 14.1.5. (*Encroachment*).

End Stall. The last parking stall in a row, beyond which the drive aisle does not continue.

Entertainment Venue. See Sec. 5C.1.5.D. (*Entertainment Venue*).

Entry Feature. See Sec. 3C.5.2. (*Entry Feature*)

Environmental Protection Measures. See Sec. 4C.13.1. (*Environmental Protection Measures*).

Environmentally Sensitive Habitat Area (Coastal Development Permit (Post-Certification)). See Sec. 13B.9.2. (*Coastal Development Permit (Post-Certification)*).

Equine. Any horse, pony, donkey, burro, or mule which is 12 months of age or older, and is issued a current Equine License by the City Department of Animal Services. An animal which is under 12 months of age, and is the offspring of or is unweaned and being nursed by a female equine lawfully kept on the property where said animal is kept, shall not be considered an equine and shall be allowed by right on said property.

Equine, Animal Keeping, Commercial (Use). See Sec. 5C.1.9.A.3. (*Animal Keeping, Equine, Commercial*).

Equine, Animal Keeping, Non-Commercial (Use). See Sec. 5C.1.9.A.4. (*Animal Keeping, Equine, Non-Commercial*).

Evaluation Of Non-Compliance. See Sec. 13B.6.1. (*Evaluation Of Non-Compliance*).

Existing Building. A building existing on the date of application for any approval in *Article 13 Administration*.

Existing Grade. Grade as established prior to any site modification. Existing grade does not include fill material or retained soil established without a grading permit. Excludes window wells, and depressed access points to a building or structure, such as driveways and stairways (other than those used to access required street-facing entrances).

Existing Uses. Any use enumerated in this Zoning Code (Chapter 1A) for which any lot or portion of a lot is used at the time the property is first classified in a zone.

Extended Home-Sharing. See Sec.5C.4.4.B.4. (*Extended Home-Sharing*).

Exterior Face. The outermost surface of any object such as a window, wall, or building.

Exterior Wall. Any wall which forms the envelope of a building, separating its interior from its exterior.

External Reflectance. See *Sec. 4C.10.2.D (Measurement)*.

Extremely Economically Disadvantaged Area. A ZIP code that includes a census tract, or portion thereof, in which the median annual household income is less than \$32,000 per year, as measured and reported by the U.S. Census Bureau in the 2010 U.S. Census, and as updated by the parties upon the U.S. Census Bureau issuing updated Median Annual Household income data by census tract in the American Community Survey. *Sec. 13B.1.1.E.13. (Definitions)*.

F

Facade. The above-grade, non-roof portions of the exterior building envelope.

Facade Area. Any surface area of a facade.

Facade Break. The minimum recess in a street facing facade that is required to establish a single street-facing building length as separate facades for the purpose of measuring facade width. See *Sec. 2C.6.2.E. (Facade Break)*.

Facade Modification (Project Activities). Any exterior modification of the facade of a building or structure. See *Sec. 14.1.15.C.5. (Facade Modification)*.

Facade Plane. See Building Face.

Facade Width. The horizontal dimension of street-facing facade, uninterrupted by a facade break. See *Sec. 2C.6.2. (Facade Width)*.

Facing. See *Sec. 14.1.6. (Facing)*.

Family Child Care, Household Business (Use). See *Sec. 5C.1.1.B.1. (Family Child Care)*.

Farmers' Market (Use). See *Sec. 5C.4.1. (Farmers' Market)*.

Farmers' Market, Certified, Retail (Use). See *Sec. 5C.1.5.L.3. (Retail, Farmers' Market, Certified)*.

Farming, Plant Cultivation (Use). See *Sec. 5C.1.9.B.2. (Plant Cultivation, Farming)*.

Feasible. See *Sec. 13B.9.A.1. (Administration)*.

Feasible Coastal Development. See *Div. 13B.9. (Coastal Development)*.

Fence. A constructed vertical barrier of wood, masonry, wire, metal, or other manufactured material, or combination of materials erected to enclose, screen, or separate areas. A fence differs from a wall in not having a solid foundation along its entire length.

Fences, Walls Hedges, and Screening (Horizontal Encroachment). See *Sec. 14.1.5.A.1.l. (Fences, Walls Hedges and Screening (Horizontal Encroachment))*.

Fill. See Fill in *LAMC Chapter 9, Sec. 91.7003. (Definitions)*.

Final Tract Map (Administration). A map prepared in accordance with the provisions of *Div. 13B.7 (Division of Land)*, and with any applicable provisions of the *Subdivision Map Act*, designed to be recorded in the Office of the County Recorder of Los Angeles. *Div. 13C.1. (Administration)*.

Final Tract Map. See *Sec. 11.3.1. (Final Tract Map)*.

Financial Services. See *Sec. 5C.1.5.E. (Financial Services)*.

Financial Services, General. See *Sec. 5C.1.5.E.1. (Financial Services, General)*.

Finished Floor Elevation. The elevation of the uppermost surface of the structural floor.

Finished Grade. Grade as established after a grading permit or where no grading permit is required, the existing grade.

Fire Protection. Such fire hydrants and other protective devices as required by the Chief Engineer of the Fire Department.

Firearms, Retail (Use). See *Sec. 5C.1.5.L.4. (Retail, Firearms)*.

First Public Road Paralleling the Sea (Coastal Development Permit (Post-Certification)). See *Sec. 13B.9.2. (Coastal Development Permit (Post-Certification))*.

Flatwork (Horizontal Encroachment). Any constructed object 2.5 feet in height or less measured from surrounding finished grade, including pavement. See *Sec. 14.1.5.A.1.k. (Flatwork (Horizontal Encroachment))*.

Flatwork (Vertical Encroachment). See *Sec. 14.1.5.B.1.g. (Flatwork, Vertical Encroachment)*.

Fleet Services (Use). See *Sec. .5C.1.2.D. (Fleet Services)*.

Flood Hazard. A hazard to land or improvements due to overflow water having sufficient velocity to transport or deposit debris, scour the surface soil, dislodge or damage buildings, or erode the banks of water courses.

Floor Area. The total area of floor space within a building or structure meeting the definitions of covered and enclosed. See *Sec. 14.1.7. (Floor Area)*.

Floor Area Ratio (FAR). The measurement of a building's floor area in relation to the size of the lot upon which the building is located. See *Sec.2C.4.1. (Floor Area Ratio (FAR))*.

Focal Entry Feature. Improved design standards applied to the primary entrance along the public way. See *Sec. 3D.8.3. (Focal Entry Feature)*.

Food & Beverage, Retail (Use). See *Sec. 5C.1.5.L.5. (Retail, Food & Beverage)*.

Food & Drink, Manufacturing, Light (Use). See *Sec. 5C.1.7.C.5. (Food & Drink)*.

Food & Drink Preparation Area. All floor area within an Eating & Drinking use where employees prepare food or beverages, including kitchens, bartender stations, dishwashing facilities, storage, refrigeration closets, employee office, and all other areas reserved for employee use.

Foundation Wall. Any above-grade portion of a facade located below the finished ground story.

Freeway. Property owned by the California Department of Transportation (Caltrans) that is used for highway purposes. See Sec. 8.3.2. (*Freeway*).

Freight Loading Area. See Sec. 4C.2.2.C.2 (*Freight Loading Area*).

Freight Terminal (Use). See Sec. 5C.1.4.B. (*Freight Terminal*).

Frequency. See Sec.14.1.8. (*Frequency*).

Front Yard. See Sec. 14.1.16.B.1. (*Yard Designation*).

Frontage District. See Part 3B. (*Frontage Districts*).

Frontage Lot Line. See Sec. 14.1.12.B.1. (*Frontage Lot Line, Lot Line Determination*).

Frontage Planting Area. The area on a lot designated and designed for plants. See Sec. 3C.3.1. (*Frontage Planting Area*).

Frontage Screen. A planting area with a wall, fence, or hedge, located along a public right-of-way, and typically intended for screening surface parking lots, utilities, heavy commercial uses, and industrial uses. See Sec. 4C.8.1. (*Frontage Screens*).

Frontage Yard. See Sec. 14.1.16.C.1. (*Frontage Yard*).

Frontage Yard Fence and Wall. A wall, fence, or hedge intended for front yards where a sense of privacy and enclosure is desired. See Sec.3C.3.2. (*Frontage Yard Fence and Wall Type*). See also Sec. 4C.7.1. (*Fences & Walls*).

Fueling Station, Motor Vehicle Services (Use). See Sec. 5C.1.6.A.3. (*Motor Vehicle Services, Fueling Station*).

Full Building Method (Grade Plane Elevation). See Sec. 14.1.9.C. (*Full Building Method (Grade Plane Elevation)*).

Full-service Grocery Store. A retail store which stocks a minimum inventory in the following food groups: fresh and frozen meats and poultry; canned, fresh, and frozen fruits and vegetables; dairy products; cereals; canned fish; bread products; and infant food and formula.

Fully Enclosed Building. As defined by *International Building Code*.

Fully Shielded Luminaire. A luminaire that allows no light emission above a horizontal plane through the luminaire.

Future Street or Alley. Any real property which the owner has offered for dedication to the City for street or alley purposes, but which has been rejected by the City Council of the City of Los Angeles, subject to the right of the Council to rescind its action and accept by resolution at any later date and without further action by the owner, all or part of the property as a public street or alley.

G

General Commercial Uses. See Sec. 5C.1.5. (*General Commercial Uses*).

General Plan (Administration). A comprehensive declaration of purposes, policies, and programs for the development of the City, which includes, where applicable, diagrams, maps, and text setting forth objections, principles, standards, and other features, and which has been adopted by the City Council. See Div. 13C.1. (*Administrative Definitions*).

Geological Exploratory Core Hole (Use). See Sec. 5C.1.8.E.2. (*Exploratory Core Hole*).

Glare. See Sec. 4C.10.2. (*Glare*).

Golf Course, Outdoor Recreation, Commercial (Use). See Sec. 5C.1.3.D.2. (*Outdoor Recreation, Commercial, Golf Course*).

Government, Office (Use). See Sec. 5C.1.2.F. (*Office, Government*).

Government Owned (Use). See Sec. 5C.3.11. (*Government Owned*).

Grade. The elevation or contour of the ground surface of a lot.

Grade Plane. See Grade Plane Elevation.

Grade Plane Elevation. See Sec. 14.1.9. (*Grade Plane Elevation*).

Grading. Grading is any cut or fill, combination of cut and fill, or recompaction of soil, rock, or other earth materials.

Green Waste (Use). All yard trimmings or leaves, grass clippings, agricultural wastes, and vegetative landscaping materials generated from the maintenance of yards, parks, or other similar facilities. See Sec. 5C.1.8.F.2 (*Green Waste*).

Grocery Store Incentive Area. An area of a Community Plan identified in the applicable Community Plan Implementation Overlay as eligible to use Sec. 9.3.4.C.2. (*Full-Service Grocery Store*).

Gross Vehicle Weight Rating. The maximum weight a vehicle can carry, including driver, passengers, and cargo.

Ground-Mounted Equipment. See Sec. 4C.12.1. (*Ground-Mounted Equipment*).

Ground Mounted, Mechanical Equipment (Horizontal Encroachment). See Sec. 14.1.5.A.1.f. (*Mechanical Equipment- Ground Mounted*).

Ground Story. See *Sec. 14.1.10.A. (Ground Story Determination)*.

Ground Story Facade. See *Sec. 14.1.10.B. (Ground Story Facade)*.

Ground Story Facade Area. The portion of an above-grade building facade located on the ground story.

Ground Story Height. See *Sec. 3C.6.1. (Ground Story Height)*.

Ground Story Modules. See *Sec. 14.1.10.A.2. (Ground Story Modules)*.

Ground Story Windows. Any windows on the ground story facade.

Ground Surface. Any hardscape or softscape surface which is at-grade and is exterior to any building.

Groundcover (Plants). See *Sec. 4C.6.4.C.3.c. (Groundcover & Turf Plants)*.

H

Habitable Room. An enclosed subdivision in a residential building commonly used for living purposes, but not including any lobby, hall, closet, storage space, water closet, bath, toilet, slop sink, general utility room, or service porch. A recess from a room or an alcove (other than a dining area), or a mezzanine having 50 square feet or more of floor area and located where it could be partitioned off to form a habitable room, shall be considered a habitable room. For the purpose of applying the automobile parking stall requirements per *Sec. 4C.4.1. (Automobile Parking Stalls)*, any kitchen shall not be considered a habitable room.

Habitable Space. Any occupiable space designed and intended for living, sleeping, eating, or cooking. restrooms, toilet rooms, closets, halls, storage or utility spaces, and similar areas are not considered habitable spaces.

Hazardous Waste, Solid Waste Facility (Use). See *Sec. 5C.1.8.F.3. (Hazardous Waste)*.

Health Center. A healthcare facility certified by the United States Department of Health and Human Services, Health resources and Services Administration (HRSA) as a Federally Qualified Health Center (FQHC), or FQHC Look-Alike as defined by the HRSA. See *Sec. 9.3.4.C.3. (Health Center)*.

Health Center Incentive Area. An area of a Community Plan identified in the applicable Community Plan Implementation Overlay as eligible to use *Sec. 9.3.4.C.3. (Health Centers)*.

Hearing Officer (Administration). Any Department of City Planning planner conducting a public hearing on behalf of the Director of Planning or the City Planning Commission. See *Div. 13C.1. (Administration)*.

Heavy Commercial Uses (Use). See *Sec. 5C.1.6. (Heavy Commercial Uses)*.

Heavy Industrial Uses (Use). See *Sec. 5C.1.8. (Heavy Industrial Uses)*.

Hedge. See *Sec. 4C.6.4.C.3.d. (Hedges)*.

Height in Feet. See Sec. 2C.4.2. (*Height in Feet*).

Height in Stories. See Sec. 2C.4.3. (*Height in Stories*).

Height Transition. A reduction in the maximum height allowance of buildings and structures for a limited depth along non-street lot lines. See Sec. 2C.5.3. (*Height Transition*).

Height Transition Depth. See Sec. 2C.5.3.D.2. (*Height Transition Depth*).

Heliport (Use). See Sec. 5C.1.4.E. (*Heliport*).

High-Rise Sign. A sign located at least 100 feet above grade and attached to the wall of a building. See Sec. 4C.11.6.C.2.

Hillside Area. Lots identified as being in a Hillside Area, as established in Sec. 1.5.6. (*Hillside Area Map*).

Historic (Historic Preservation). See Sec. 13B.8.1.C. (*Historic Preservation*).

Historic-Cultural Monument. Any building, structure, landscaping, natural feature, or lot designated by the City as a City Historic-Cultural Monument.

Historic Preservation Overlay Zone (HPOZ) (Historic Preservation). Any area of the City containing buildings, structures, landscaping, natural features or lots having historic, architectural, cultural or aesthetic significance and designated as a Historic Preservation Overlay Zone. See Div. 13B.8.1.C. (*Historic Preservation*).

Historical Property Contract (Historic Preservation). See Div. 13B.8.1.C. (*Historic Preservation*).

Historic Resources Survey (Historic Preservation). See Div. 13B.8.1.C. (*Historic Preservation*).

Home Occupation, Household Business (Use). See Sec. 5C.1.1.B.2. (*Home Occupation*).

Home Sharing, Household Business (Use). See Sec. 5C.1.1.B.3. (*Home Sharing*).

Horizontal Bands. A continuous band of material running horizontally across a facade. See Sec. 3D.6.3. (*Horizontal Bands*).

Horizontal Bicycle Storage. See Sec. 4C.3.2.C.2.b. (*Horizontal Storage*).

Horizontal Encroachment. See Sec. 14.1.5.A. (*Encroachment, Horizontal*).

Horizontal Illuminance. The amount of light falling on a horizontal plane, as measured with a light meter in units of footcandles.

Hours of Operation (Use). The hours in which a business is open to the public. See Sec. 5C.3.12. (*Hours of Operation*).

Household. 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.

Household Business (Use). See Sec. 5C.1.1.B. (*Household Business*).

Household Dwelling Unit. A dwelling unit serving as a primary residency or having a tenancy of 30 days or greater, and includes a full kitchen or kitchenette.

Household Moving Truck Rental, Motor Vehicle Sales and Rental (Use). See Sec. 5C.1.6.B.1. (*Motor Vehicle Sales and Rental, Household Moving Truck Rental*).

Housing Development. The construction pursuant to a building permit, or the proposed conversion to condominium ownership pursuant to a final subdivision tract map, submitted for approval of any multiple dwelling, residential condominium development or cooperative apartment home having 5 or more dwelling units.

Housing Development Project. The construction of 5 or more new dwelling units, the addition of 5 or more residential units to an existing building or buildings, the remodeling of a building or buildings containing 5 or more residential units, or a mixed use development containing residential units. For the purpose of establishing the minimum number of 5 dwelling units, restricted affordable units shall be included, and density bonus units shall be excluded.

I

Illuminated Canopy Sign. See Sec. 4C.11.6.C.3. (*Illuminated Canopy Sign*).

Improvement Procedure (Streets and Parks). See Sec. 10.1.5. (*Improvement Procedure*).

Improvement Standards (Streets and Parks). See Sec. 10.1.9. (*Improvement Standards*).

In Conjunction With (Use). See Sec. 5C.3.13. (*In Conjunction With*).

In-Kind. A replacement with the same material type, design, dimension, texture, detailing, and exterior appearance.

Incidental To. See Sec. 5C.3.14. (*Incidental To*).

Individual with a Disability (Reasonable Accommodation). See Sec. 13B.5.5. (*Reasonable Accommodation*).

Indoor, Local, Entertainment Venue (Use). See Sec. 5C.1.5.D.3. (*Entertainment Venue, Indoor, Local*).

Indoor Recreation, Commercial (Use). See Sec. 5C.1.3.A. (*Indoor Recreation, Commercial*).

Indoor, Regional, Entertainment Venue (Use). See Sec. 5C.1.5.D.2. (*Entertainment Venue, Indoor, Regional*).

Indoor Storage (Use). The holding of goods, merchandise, supplies, material, machinery, equipment, or other items for future use located indoors. See Sec. 5C.1.6.C. (*Storage, Indoor*).

Indoor Storage, General (Use). See Sec. 5C.1.6.C.1. (*General*).

Instructional Services (Use). See Sec. 5C.1.5.F. (*Instructional Services*).

Integrated Parking. A parking structure within or attached to a building that is primarily used for a non-parking uses, such as residential or commercial uses. For a parking structure to be considered an integrated parking structure, motor vehicle use area in a building shall not be greater than the floor area (Sec. 14.1.7. Floor Area) of the building.

Interim Lodging Unit Housing Project. The physical re-purposing or adaptation of an existing lodging unit, for use as supportive housing or transitional housing for persons experiencing homelessness or those at risk of homelessness.

Interior. All enclosed and covered areas included within surrounding exterior walls of a building.

Interior Wall. Any wall which is within the envelope of a building, not separating its interior from its exterior.

Inundation. Ponded water, or water in motion, of sufficient depth to damage property due to the presence of the water or to deposit of silt.

J

Joint Living and Work Quarters, Household Business (Use). See Sec. 5C.1.1.B.4. (*Household Business, Joint Living and Work Quarters*).

Junior Accessory Dwelling Unit. A unit no more than 500 square feet in size and contained entirely within a single-unit dwelling. A junior accessory dwelling unit may include separate sanitation facilities or share sanitation facilities with the existing structure.

K

K-12, School (Use). See Sec. 5C.1.2.J.2. (*School, K-12*).

Kennel, Animal Services (Use). See Sec. 5C.1.5.A.1. (*Animal Services, Kennel*).

Kitchen. An area designed to be used for the preparation of food that includes a sink and has any of the following: 1) a refrigerator rough-in greater than 30" in width; 2) a gas connection; 3) an oven and range; 4) 240V electrical connection; or 5) counter space in excess of 10 sf.

Kitchenette. An area designed to be used for the preparation of food that includes a sink and meets all of the following standards: 1) shall not have a refrigerator rough-in greater than 30" in width; 2) shall not have a gas connection; 3) shall not have a 240V electrical connection; and 4) counter space shall be a maximum of 10 sf.

L

Landing Platforms. The portion of a floor adjacent to an elevator, ramp, stair, or door, designed to provide a stable space to stand.

Landscaping. Any lot features including; non-building structures, standalone fences and walls, site furniture, flatwork, ground treatments, vegetation, landforms, stormwater management features, outdoor lighting, water features, or outdoor access and circulation.

Landscaping (Historic Preservation). See *Div. 13B.8. (Historic Preservation)*.

Large Format, Retail (Use). See *Sec. 5C.1.5.L.6. (Retail, Large Format)*.

Large Project. See *Sec. 4C.5.3. (Large Project)*.

Large Species Tree. A tree with a minimum 30-foot canopy spread at maturity.

Leachates. Any liquid which has come into contact with or percolated through composting or curing materials and contains extracted or dissolved substances therefrom, or any other liquid which has been generated by the decomposition process.

Leader (Plants). The tip of the main stem of a plant.

Legislative Decision (Administration). See *Sec. 13A.2.1.B. (Applicability; Procedural Categories)*.

Light Industrial Uses. See *Sec. 5C.1.7. (Light Industrial Uses)*.

Light Trespass. Light that falls beyond the property it is intended to illuminate.

Live/Work, Household Business (Use). See *Sec. 5C.1.1.B.5. (Household Business, Live/Work)*.

Livestock, Animal Keeping (Use). See *Sec. 5C.1.9.A.5. (Animal Keeping, Livestock)*.

Living Wall. A system permanently attached to the exterior building facade, supporting vegetation with its growing medium and integrated irrigation system.

Loading Space. A designated space within a motor vehicle use area that accommodates the short-term parking of a commercial vehicle for the purposes of loading and unloading goods and materials in accordance with *Sec. 4C.2.2.C.3. (Loading Areas)*.

Local Affordable Housing Incentive Map. A map as defined in *Sec. 1.4.4. (Local Housing Incentive Map)*.

Local Affordable Housing Incentive Program. See *Sec. 9.3.2. (Local Affordable Housing Incentive Program)*.

Local, Civic Facility (Use). See *Sec. 5C.1.2.B.1. (Local)*.

Local Coastal Program (Coastal Development). See *Div. 13B.9. (Coastal Development)*.

Local, Medical (Use). See *Sec. 5C.1.2.E.1. (Local)*.

Local Public Agency (Supportive or Transitional Housing). An agency, identified on a list maintained by the Department of City Planning, that funds Supportive Housing and Transitional Housing for persons experiencing homelessness or at risk of homelessness.

Local Street. Any public right-of-way designated as a Local Street on the Citywide General Plan Circulation System maps of the Mobility Element of the General Plan.

Lodging (Use). See Sec. 5C.1.5.G. (*Lodging*).

Lodging Room. Any habitable room (except a kitchen), designed or used for transient occupancy, often for periods of less than 30 days consecutively. Lodging rooms must be associated with the lodging commercial use.

Long-Term Bicycle Parking. See Sec. 4C.3.3 (*Long-Term Bicycle Parking Design*).

Los Angeles City Oil Field Area. See Sec. 8.2.4.B.3.d. (*Los Angeles City Oil Field Area*).

Los Angeles County River Master Plan's Landscaping Guidelines. A County of Los Angeles Department of Public Works resource that provides a framework for public recreation and non-motorized transportation, creates an indigenous native plant landscape, implements watershed management BMPs, utilizes sustainable forms of energy and materials, and creates an identity for the Los Angeles River. See Sec. 1.4.5. (*Targeted Planting Areas Map*).

Los Angeles Fire Department Equipment. Any equipment owned or installed for the use of the Los Angeles Fire Department.

Lot. See Sec. 14.1.11. (*Lot*).

Lot Amenity Space. An area on a lot designated to be used for active or passive recreation, including common open space, private open space, pedestrian amenity space, and privately-owned public space. See Sec. 2C.3.1. (*Lot Amenity Space*).

Lot Area. The amount of land area within the boundaries of a lot. See Sec. 2C.1.1. (*Lot Area*).

Lot Area Per Dwelling Unit. See Sec. 6C.1.2. (*Lot Area per Dwelling Unit*).

Lot Area Per Efficiency Dwelling Unit. See Sec. 6C.1.3. (*Lot Area per Efficiency Dwelling Unit*).

Lot Area-Based Districts (Density). See Sec. 6B.1.2. (*Lot Area-Based Districts*).

Lot Line. The boundaries of a lot. See Sec. 14.1.12. (*Lot Line Determination*).

Lot Line-Facing Facade. See Sec. 14.1.6.B. (*Lot Line-Facing*).

Lot Modification. A change (increase or decrease) in the size of an existing lot through a boundary adjustment or lot tie, or the creation of new lots through subdivision, as defined in Subdivision Map Act, Section 66424.

Lot Modification (Project Activities). See Sec. 14.1.15.C.3.

Lot Tie. A legally binding covenant to hold multiple lots as one.

Lot Width. See Sec. 2C.1.2. (*Lot Width*).

Lot-Based Districts (Density). See Sec. 6B.1.1. (*Lot-Based Districts*).

Lots Affected by Street Widening. See *Sec. 10.1.8. (Lots Affected by Street Widening)*.

Low Impact Development (LID). Refers to the Low Impact Development (LID) program, which establishes requirements for stormwater and urban runoff control. The program is administered by LA Sanitation and Environment (LASAN) and is authorized by *LAMC Chapter 6, Sec. 64.72 (Stormwater and Urban Runoff Pollution Control Measures for Development Planning and Construction Activities)*.

Lower Income Households. Annual income of a household that does not exceed the amount designated for that category as defined in *California Health and Safety Code, Section 50079.5 (Definitions)*.

Luminaire. The complete lighting unit (fixture), consisting of a lamp or lamps, and ballasts (when applicable), together with the parts designed to distribute the light (reflector, lens, diffuser), to position and protect the lamps, and to connect the lamps to the power supply. See *Sec. 4C.10.1. (Outdoor Lighting)*.

M

Main Traveled Roadway of a Freeway. The portion of a freeway, including interchange roadways connecting one freeway with another, which is designed for the movement of large volumes of vehicular traffic, efficiently and safely at high speed. Does not include service roadways, landscape areas, or ingress or egress ramps connecting the freeway with other streets.

Maintenance & Repair (Project Activities). See *Sec. 14.1.15.C.10. (Maintenance & Repair)*.

Maintenance & Repair (Historic Preservation). See *Div. 13B.8. (Historic Preservation)*.

Maintenance & Repair Services (Use). See *Sec. 5C.1.7.B. (Maintenance & Repair Services)*.

Major Addition. [\[Forthcoming\]](#)

Major Demolition (Project Activities). See *Sec. 14.1.15.C.2. (Major Demolition)*.

Major Renovation (Project Activities). See *Sec. 14.1.15.C.8. (Major Renovation)*.

Major Transit Stop. As defined in *California Public Resources Code, Section 21155(b)*.

Major, Utilities (Use). See *Sec. 5C.1.2.L.2. (Major)*.

Majority (Administration). A majority number of the members of the respective body, not the majority of members present. See *Div. 13C.1. (Administration)*.

Manufacturing, Heavy (Use). See *Sec. 5C.1.8.B. (Manufacturing, Heavy)*.

Manufacturing, Heavy, General (Use). See *Sec. 5C.1.8.B.1. (Manufacturing, Heavy, General)*.

Manufacturing, Light (Use). See *Sec. 5C.1.7.C. (Manufacturing, Light)*.

Manufacturing, Light, General (Use). See *Sec. 5C.1.7.C.1. (Manufacturing, Light, General)*.

Maps, Local Drainage Districts, Exemption From Fees (Streets and Parks). See *Sec. 11.3.7. Maps, Local Drainage Districts, Exemption From Fees*.

Marquee Sign. A sign displayed on the periphery of a marquee. See *Sec. 4C.11.6.C.4*.

Massage, Licensed, Personal Services (Use). See *Sec. 5C.1.5.J.2 (Licensed)*.

Massage, Unlicensed, Personal Services (Use). See *Sec. 5C.1.5.J.3. (Unlicensed)*.

Mechanical and Utility Equipment. Any building mechanical services equipment including heating, cooling, and ventilation equipment; electrical systems, plumbing or piping; or any sustainable energy systems.

Mechanical Exhaust Outlets. Any pneumatic conveyor or port which expels any air or gas as part of the function of any building mechanical systems.

Medical (Use). See *Sec. 5C.1.2.E. (Medical)*.

Medical Care, Supportive Housing (Use). See *Sec. 5C.1.1.D.2. (Medical Care)*.

Medical Clinic (Use). See *Sec. 5C.1.5.H. (Medical Clinic)*.

Medium Project. See *Sec. 4C.5.2. (Medium Projects)*.

Merchant Market, Retail (Use). See *Sec. 5C.1.5.L.7. (Retail, Merchant Market)*.

Merger and Resubdivision (Streets and Parks). See *Sec. 11.3.6. (Merger and Resubdivision)*.

Mezzanine. See *Sec. 14.1.10.H. (Mezzanine)*.

Ministerial Action. Any action involving only the non-discretionary application of objective standards, including the processes described in *Sec. 13A.2.1.B. (Procedural Categories)*.

Ministerial Decision (Administration). A decision based on the non-discretionary application of objective standards. See *Sec. 13A.2.1.B. (Procedural Categories)*.

Minor Addition. [\[Forthcoming\]](#)

Minor Renovation (Project Activities). See *Sec. 14.1.15.C.9. (Minor Renovation)*.

Minor, Utilities (Use). See *Sec. 5C.1.2.L.1. (Minor)*.

Mobilehome. As defined by *California Health and Safety Code, Section 18008*.

Mobilehome Park (Use). See *Sec. 5.C.1.1.C. (Mobilehome Park)*.

Model Dwelling. A structure including a maximum of one dwelling unit having all the following characteristics:

1. The unit is constructed on a proposed lot or in a proposed building previously designated as a model dwelling site by the Advisory Agency in a subdivision or a multiple unit development for

which the Advisory Agency has approved or conditionally approved a tentative tract map, but for which a final tract map has not yet been recorded.

2. The proposed lot upon which the unit is constructed is recognized as a legal building site for the duration of the model dwelling permit.
3. No Certificate of Occupancy for such unit has been issued by the Superintendent of Building.
4. Where applicable, temporary access to the lot is permitted over future streets previously restricted to public access.
5. The unit is intended to be temporarily used as an example of the dwellings which have been built or are proposed to be built in the same subdivision or multiple unit development.

Moderate Income Households. Annual income of a household that does not exceed the amount designated for that category as defined in the *California Health and Safety Code, Section 50052.5*.

Modification (Streets and Parks). See *Sec. 11.3.8. (Modifications)*.

Modification of Recorded Final Tract Maps. See *Sec. 11.3.10. (Modification of Recorded Final Tract Maps)*.

Module. Each of a set of parts or independent units that can be used to construct a more complex system. See *Sec. 14.1.10.A.2 (Ground Story Modules)*. See *Sec. 2C.4.3. (Height in Stories)*. See *Sec. 14.1.9.D. (Building Module Method)*.

Monument (Historic Preservation). See *Div. 13B.8. (Historic Preservation)*.

Monument Sign. A freestanding sign which is wholly independent of a building for support, erected directly upon the existing or artificially created grade, or that is raised no more than 12 inches from the grade to the bottom of the sign. See *Sec. 4C.11.6.C.5. (Monument Sign)*.

Motor Vehicle. A motor propelled road vehicle with the ability to reach speeds over 20 miles per hour. Includes automobiles, motorcycles, and freight vehicles. Does not include a self-propelled wheelchair, motorized tricycle, or motorized quadricycle operated by a person who, by reason of physical disability, is otherwise unable to move about as a pedestrian

Motor Vehicle Sales and Rental (Use). See *Sec. 5C.1.6.B. (Motor Vehicle Sales and Rental)*.

Motor Vehicle Services (Use). See *Sec. 5C.1.6.A. (Motor Vehicle Services)*.

Motor Vehicle Services, General (Use). See *Sec. 5C.1.6.A.1. (Motor Vehicle Services, General)*.

Motor Vehicle Use Area. See *Sec.4C.2.2. (Motor Vehicle Use Area Design)*.

Movable Tiny House. An enclosed space intended for separate, independent living quarters, that meets all of the following:

1. Is licensed and registered with the California Department of Motor Vehicles;

2. Meets the American National Standards Institute (ANSI) 119.5 requirements or the National Fire Protection Association (NFPA) 1192 standards, and is certified for ANSI or NFPA compliance;
3. Cannot move under its own power;
4. Is no larger than allowed by California State Law for movement on public highways; and
5. Is no smaller than 150 and no larger than 430 square feet as measured within the exterior faces of the exterior walls.

Multi-Story Building. A building with one or more stories constructed above the ground story.

N

N/A. Not applicable.

Native Plants. Any tree, shrub, or plant species specified by Water Use Classification of Landscape Species (WUCOLS) as native to the South Coastal region.

Natural Feature (Historic Preservation). See Sec. 13B.8. (*Historic Preservation*).

Nature Reserve (Use). See Sec. 5C.1.3.B. (*Nature Reserve*).

New Construction (Project Activities). See Sec. 14.1.15.C.1. (*New Construction (Project Activities)*).

Nightlife Beverage Program (On-Site Alcohol Consumption in Entertainment Districts). See Sec. 5C.4.3. *Nightlife Beverage Program (On-Site Alcohol Consumption in Entertainment Districts)*.

Non-Solid Area (Enclosure). See Sec. 14.1.4.A.5. (*Non-Solid Area*).

Non-Contributing Element (Historic Preservation). See Sec. 13B.8. (*Historic Preservation*).

Non-Medical, Supportive Housing (Use). See Sec. 5C.1.1.D.3. (*Non-Medical*).

Non-Permitted Dwelling Units Where Affordable Housing is Provided. See Sec. 9.4.4. (*Non-Permitted Dwelling Units Where Affordable Housing is Provided*).

Non-Urbanized Area. See Sec. 8.2.4.B.3.a. (*Non-Urbanized Area*).

Nonconforming. See Article 12 of this Zoning Code (Chapter 1A).

Nonconforming Site or Lot. A lot that conformed to the zoning regulations, if any, at the time it was established, but does not conform to current requirements of this Zoning Code (Chapter 1A).

Nonconforming Structure. A structure that conformed to the regulations, if any, at the time it was established, but does not conform to current requirements of this Zoning Code (Chapter 1A).

Nonconforming Use. A use that conformed to the zoning regulations, if any, at the time it was established, but does not conform to current requirements of this Zoning Code (Chapter 1A).

Noncontributing Element (Historic Preservation). See Div. 13B.8. (*Historic Preservation*).

Not Permitted (Use). See Sec. 5C.2.6. (*Not Permitted (--)*).

Notifications. See Sec. 11.3.2. (*Notifications*).

Nuisance, Public (Public Nuisance Abatement Program). Trash, debris, rubbish, weeds, graffiti, unpermitted posters/handbills, or illegal postings.

O

Occupiable. See Occupiable Space.

Occupiable Space. Any area designed and intended for human occupancy with a minimum clear height of 7.5 feet.

Ocean - Submerged Land. See Sec. 8.3.3. (*Ocean - Submerged Land (SL)*).

Off-Site Sign. See Sec. 4C.11.3. (*Off-Site Signs*).

Office (Use). See Sec. 5C.1.5.1. (*Office*).

Office, Government (Use). See Sec. 5C.1.2.F. (*Office, Government*).

Official Motor Vehicle Impound, Outdoor Storage (Use). See Sec. 5C.1.6.D.4. (*Outdoor Storage, Official Motor Vehicle Impound*).

Offshore Area. See Sec. 8.2.4.B.3.c. (*Offshore Area*).

Oil Drilling Districts (O). See Sec. 8.2.4. (*Oil Drilling Districts*).

Oil Well. Any well or hole already drilled, being drilled, or to be drilled into the surface of the earth which is used or intended to be used in connection with coring, or the drilling for prospecting for or producing petroleum, natural gas or other hydrocarbon substances, or is used or intended to be used for the subsurface injection into the earth of oil field waste, gases, water or liquid substances, including any such existing hole, well or casing which has not been abandoned in accordance with the requirements of *Chapter 5, Article 7 (Fire Prevention and Prevention)* except that oil well does not include temporary geological exploratory core hole as defined in *Div. 14.2 (Glossary)*. See Sec. 5C.1.8.E. (*Resource Extraction*).

Oil Well Class A. Any oil well drilled, conditioned arranged, used or intended to be used for the production of petroleum.

On-Site Sign. See Sec. 4C.11.4. (*On-Site Signs*).

Opacity- %. See Sec. 14.1.13. (*Opacity- %*).

Open Plan Area. See Sec. 5C.3.16. (*Open Plan Area*).

Open Space. See *Amenity Space, Lot*.

Open Space & Recreation Uses (Use). See Sec. 5C.1.3 (*Open Space & Recreation Uses*).

Open Space, Public (Use). See Sec. 5C.1.3.C. (*Open Space, Public*).

Open to the Sky. Having no intervening structure between the finished floor or ground surface and the sky.

Operating Days Per Week. See Sec. 5C.3.17. (*Operating Days Per Week*).

Opposing Lot Line. Lot lines are considered to be opposing if they do not intersect at any point. Determinations as to whether irregular lot lines are opposing shall be made in accordance with Sec. 14.1.14. (*Parallel or Perpendicular to Irregular Lot Line*).

Original Art Mural. A one-of-a-kind, hand-painted, hand-tiled, or digitally printed image on the exterior wall of a building that does not contain any commercial message.

Outdoor Space. See Sec. 2C.3.3.D.1 (*Outdoor Space*).

Outdoor Dining. Any covered or uncovered portion of an eating and drinking establishment which is unenclosed and which is used primarily for the consumption of food or drinks by the patrons of the eating and drinking establishment. Includes outdoor dining areas that are on or above the ground story. Does not include rooftop dining.

Outdoor Display. Any exhibition of goods for retail sale which are outdoors.

Outdoor, Entertainment Venue (Use). See Sec. 5C.1.5.D.1. (*Entertainment Venue, Outdoor*).

Outdoor Furniture (Horizontal Encroachment). See Sec. 14.1.5.A.1.n. (*Outdoor Furniture (Horizontal Encroachment)*).

Outdoor Lighting. See Sec. 4C.10.1. (*Outdoor Lighting*).

Outdoor Recreation, Commercial (Use). See Sec. 5C.1.3.D. (*Outdoor Recreation, Commercial*).

Outdoor Recreation, Commercial, General (Use). See Sec. 5C.1.3.D.1. (*General*).

Outdoor Recreation, Public (Use). See Sec. 5C.1.3.E. (*Outdoor Recreation, Public*).

Outdoor Sound System. See Sec. 5C.3.18. (*Outdoor Sound system*).

Outdoor Storage (Use). See Sec. 5C.1.6.D. (*Outdoor Storage*).

Outdoor Storage, General (Use). See Sec. 5C.1.6.D.1. (*Outdoor Storage, General*).

Owner (Historic Preservation). See Div. 13B.8. (*Historic Preservation*).

P

Parallel or Perpendicular to Irregular Lot Line. See Sec. 14.1.14. (*Parallel or Perpendicular to Irregular Lot Line*).

Parallel Parking. A parking stall having its length parallel to its access drive aisle.

Parcel. A piece of land with defined boundaries intended for the purpose of ownership.

Parcel Map. A map showing a division of land other than those divisions which require a final tract map as defined by the *Subdivision Map Act*. See *Sec. 11.4.4. (Parcel Map)*. See also *Sec. 13C.1 (Administration)*.

Parking (Use). See *Sec. 5C.1.2.G. (Parking)*.

Parking Area. A motor vehicle use area which is used for parking vehicles. Examples include, parking lots and parking structures.

Parking Bay. For a double-loaded aisle, the width of two rows of parking stalls including the width of the access drive aisle in-between. For a single-loaded aisle, the width of a single row of parking stalls including the width of the access drive aisle.

Parking Garage. Any parking structure that is primarily used for parking. For a parking structure to be considered a parking garage, motor vehicle use area in a building shall be greater than or equal to the floor area, see *Sec. 14.1.7. (Floor Area)* of the building. See *Sec. 4C.4.5. (Parking Structure Design)*.

Parking Lot. A parking area that has no floor area below or above it.

Parking Setback. See *Sec. 3C.2.1. (Parking Setback)*.

Parking Stall. See *Automobile Parking Stall*.

Parking Structure. A building that includes parking uses. Includes parking garages and integrated parking structures. See *Sec. 4C.4.5. (Parking Structure Design)*.

Parkway. Area between the edge of the roadway and the adjacent property line excluding that area occupied by the sidewalks. Parkway shall also include any area within a roadway which is not open to vehicular travel.

Passenger Loading Area. Areas designated for the on-site or curbside loading and unloading of passenger vehicles.

Pedestrian Access. A means of approaching or entering a lot from the public right-of-way as a pedestrian in accordance with *Div. 4C.1. (Pedestrian Access)*.

Pedestrian Access Package. See *Sec. 4C.1.1. (Pedestrian Access Package)*.

Pedestrian Accessway. A pedestrian path designed to accommodate pedestrian access from the public right-of-way into a lot and to one or more building entrances, in accordance with *Div. 4C.1. (Pedestrian Access)*.

Pedestrian Amenity Allowance. See *Sec. 3C.1.4. (Pedestrian Amenity Allowance)*.

Pedestrian Amenity-Facing Facade. See *Sec. 14.1.6.C. (Pedestrian Amenity-Facing Facade)*.

Pedestrian Amenity Space. See *Sec. 2C.3.3.C.2. (Pedestrian Amenity Space)*.

Pedestrian Bridges & Tunnels. See Sec. 4C.1.2. (*Pedestrian Bridges & Tunnels*).

Pedestrian Passageway. A publicly accessible pedestrian pathway that provides pedestrian through access from the public right-of-way into and directly through a lot, in accordance with Sec. 4C.1.1.C.3.a. (*Pedestrian Passageway*).

Pedestrian Walkway. Any public right-of-way designated as a Pedestrian Walkway on the Citywide General Plan Circulation System maps of the Mobility Element of the General Plan.

Pedestrian Sign. See Sec. 4C.11.6.C.6. (*Pedestrian Sign*).

Perennial (Plants). A plant that lives more than two years, including woody species and other plants that do not die back annually.

Perimeter Plane (Enclosure). See Sec. 14.1.4.A.3. (*Perimeter Plane*).

Permanent Supportive Housing. As defined in LAAC Division 10 (Contracts), Article 25 (Permanent Supportive Housing and Facilities Infrastructure Stabilization Ordinance), Section 10 51.1.(j). (*Definitions*).

Permanent Supportive Housing Incentive Program. See Sec. 9.4.1. (*Permanent Supportive Housing Incentive Program*).

Permit (Administration). See Sec. 13B.9.1. (*Coastal Development Permit (Pre-Certification)*).

Permitted (Use). See Sec. 5C.2.2. (*Permitted (P)*).

Perpendicular Line (Signs). A straight line between the point on a sign face that is closest to the street and the point where the line intersects the street lot line at a 90 degree angle, as illustrated in Sec. 4C.11.3.D.1.a. (*Measurement, Off-Site Signs*).

Person. An individual, joint venture, joint stock company, partnership, association, club, company, corporation, business trust, or organization, or the manager, lessee, agent, servant, officer, or employee of any of them.

Personal Services (Use). See Sec. 5C.1.5.J. (*Personal Services*).

Personal Services, General (Use). See Sec. 5C.1.5.J.1. (*General*).

Persons in Care. See Sec. 5C.3.19. (*Persons in Care*).

Petroleum & Coal Products, Manufacturing, Heavy (Use). See Sec. 5C.1.8.B.3. (*Manufacturing, Petroleum & Coal Products*).

Pet Shop, Animal Sales & Services (Use). See Sec. 5C.1.5.A.1

Pets, Animal Keeping (Use). See Sec. 5C.1.9.A.6. (*Animal Keeping, Pets*).

Plant. See Div. 4C.6 (*Plants*).

Plant Cultivation (Use). See Sec. 5C.1.9.B. (*Plant Cultivation*).

Plant Type. See Sec. 4C.6.4.C.3. (*Plant Type*).

Planting Area. See Sec. 3C.3.1. (*Planting Area*).

Planting Hole. A hollow space dug within the planting area to accommodate the placement of a plant.

Pole Sign. See Sec. 4C.11.6.C.7. (*Pole Sign*).

Postmortem Services (Use). See Sec. 5C.1.5.K. (*Postmortem Services*).

Post-Secondary, School (Use). See Sec. 5C.1.2.J.3. (*School, Post-Secondary*).

Preliminary Parcel Map. A map made for the purpose of showing the design of a proposed subdivision creating 4 or fewer parcels, 4 or fewer condominiums, or 4 or fewer units in a community apartment project or stock cooperative, and showing the existing conditions in and around it. Does not need to be based on an accurate or detailed final survey of the property. See Sec. 11.4.2. (*Preliminary Parcel Map Standards*).

Preschool/Daycare, School (Use). See Sec. 5C.1.2.J.1. (*Preschool/Day Care*).

Primary Residence. A place of residence for an individual or group of individuals to live for more than six months out of the year.

Primary Roof Form. The form of the roof which covers at least 80% of the building footprint.

Primary Street. See Primary Street Lot Line.

Primary Street Lot Line. See Sec. 14.1.12.C.1. (*Primary Street Lot Line*).

Primary Street Map. See Sec. 1.4.3. (*Primary Street Map*).

Principal Material. See Sec. 3D.10.1. (*Principal Materials*).

Principal Structure. Any Structure that is not an accessory structure.

Private Club. Any facility organized solely for the promotion of some common interest and which is accessible to club members and their guests only. Includes business, fraternal, political, and social organizations.

Private Outdoor Amenity Space. See Sec. 2C.3.3.C.4. (*Private Outdoor Amenity Space*).

Private Road Easement (Administration). A parcel of land not dedicated as a public street, over which a private easement for road purposes is proposed to be, or has been, granted to the owners of property contiguous or adjacent to the road, that intersects or connects with a public street or a private street. The instrument creating such easement shall be, or shall have been, duly recorded or filed in the Office of the County Recorder of Los Angeles. See Div. 13C.1. (*Administration*).

Private Street (Administration). A private road easement as defined herein which has been determined by the Advisory Agency or the Director of Planning to be adequate for access and for the purposes set forth in Article 7 (Division of Land Regulations), or Article 8 (Private Street Regulations) of

Chapter 1 (General Provisions and Zoning) of this Zoning Code (Chapter 1A). See *Div. 13C.1. (Administration)*.

Private Street (Streets and Parks). See *Sec. 11.3.4. (Private Streets)*.

Private Street Map. See *Sec. 13B.7.7. (Private Street Map)*.

Private Street Names. See *Sec. 10.3.8. (Private Street Names)*.

Private Street Signs. See *Sec. 10.3.6. (Private Street Signs)*.

Privately-Owned Public Space. See *Sec. 9.3.3. (Privately Owned Public Space Incentive Program)*.

Problem Areas (Subdivision). Those portions of the City of Los Angeles determined by resolution of the Board of Public Works to be actually or potentially dangerous by reason of geological conditions, being subject to inundation or overflow by storm water, or because of any other potentially dangerous condition, including areas subject to rapid spread of fire.

Producing Zone (Oil Drilling Districts). A reservoir or series of reservoirs of sufficient thickness and productivity of hydrocarbons as to form an economic source of supply and which is segregated from other reservoirs, or series of reservoirs, by natural boundaries or barriers to such an extent as to make its separate development either economically or mechanically desirable in accordance with good oil field practice. See *Sec. 8.2.4. (Oil Drilling Districts (O))*.

Prohibited Feature. See *Sec. 3D.7.1. (Restricted Features)*.

Project. New construction, addition, structural modification, demolition, reconstruction, rehabilitation, relocation, removal or restoration of the exterior of any building, structure, or landscaping and the installation of any sign, fence, or wall. Project also includes any use of land or change in use. A project may or may not require a building permit. The definition of project may be modified by a Community Plan Implementation Overlay or Specific Plan. See *Sec. 14.1.15.B. (Project)*.

Project (Environmental Review Procedures). See *Sec. 13B.11.1 (Environmental Review Procedures)*.

Project (Historic Preservation). See *Div. 13B.8. (Historic Preservation)*.

Project Activities. See *Sec. 14.1.15. (Project Activities)*.

Project Adjustment (Administration). A decision on a project by the Director of Planning granting a minor adjustment from certain specific plan regulations, subject to the limitations specified by *Div. 13B.4. (Specific Plan Implementation)*. See *Div. 13C.1. (Administration)*.

Project Compliance (Administration). A decision by the Director of Planning that a project complies with the regulations of the applicable Specific Plan, either as submitted, or with conditions imposed to achieve compliance. See *Div. 13C.1. (Administration)*.

Project Review Thresholds. See *Div. 4C.14 (Project Review Threshold)*.

Project Site. The lot or parcel on which a development project is located.

Projecting Balcony. See Sec. 3D.7.1.D. (*Projecting Balcony*).

Projecting Sign. See Sec. 4C.11.6.C.8.

Projection (Signs). The distance by which a sign extends beyond the building face. See Div. 4C.11. (*Signs*).

Protected Vegetation. See LAMC Chapter 4, Sec. 46.01. (*Definition*), Sec. 11.1.3.P. (*Protected Vegetation Regulations*), and Sec. 4C.6.1. (*Protected Vegetation*).

Protective Barrier. A building component or assembly located at, or near, the open sides of elevated floor surfaces, that is designed to reduce the risk of fall from the occupiable space. Includes guardrails, railings, and parapets.

Public Amenity Space. See Sec. 2C.3.3.C.3 (*Public Amenity Space*).

Public Art Installation. See Sec. 4C.11.1.E.2.d. (*Public Art Installation*).

Public Benefits Incentive Program. An Incentive Program established in Division 9.4 of this Zoning Code (Chapter 1A) to promote the production of improvements, facilities, resources, and services beyond affordable housing for the benefit and enjoyment of the general public.

Public Facility. Any facility, including, but not limited to, buildings, property, recreation areas, and roads, which are owned, leased, or otherwise operated, or funded by a governmental body or public entity. See Sec. 9.3.4.C.7. (*Public Facilities*).

Public and Institutional Uses (Use). See Sec. 5C.1.2. (*Public and Institutional Uses*).

Public Project (Coastal Development). See Div. 13B.9. (*Coastal Development*).

Public, Outdoor Recreation (Use). See Sec. 5C.1.3.E. (*Outdoor Recreation, Public*).

Public Right-of-Way. The area on, below, or above any surface owned by, or under the control of the City for the purpose of providing public access for a mode of transportation or mobility. Includes roadway, alley, median, sidewalk, parkway, bicycle path, and recreational trail.

Public Safety Facility (Use). See Sec. 5C.1.2.H. (*Public Safety Facility*).

Public Sidewalk. Any sidewalk within a public right-of-way.

Public Way. A street, alley, or other parcel of land leading to a street or public right-of-way, that has been deeded, dedicated, or otherwise permanently appropriated to the public, for public use, that has a clear width and height of not less than 10 feet. Includes any street, channel, viaduct, subway, tunnel, bridge, easement, public right-of-way, or other way, in which a public agency has a right of use.

Publicly Accessible. The ability of the public to access a facility.

Publicly Accessible (Amenity Space). Sec.2C.XX.

Q

Qualified Permanent Supportive Housing Project. Any project activity affecting a supportive housing use where all dwelling units are affordable in accordance with *Sec. 9.4.1. (Permanent Supportive Housing Incentive Program)*.

Quasi-Judicial Approval. An action that applies rules to specific facts and is subject to procedural due process principles. Includes the processes described in *Div. 13B.2. (Quasi-Judicial Review)*, *13B.4. (Specific Plan Implementation)*, and *13B.5. (Quasi-Judicial Relief)*.

Quasi-Judicial Decision (Administration). See *Sec. 13A.2.1.B. (Procedural Categories)*.

Queuing. The channeling of vehicle traffic into lanes to accommodate the temporary stopping of two or more vehicles that are waiting to enter into an area or obtain goods or services from a drive-through facility.

Queuing Space. The space within a queuing lane needed to accommodate the temporary stopping of a single vehicle.

R

Railway Facility (Use). See *Sec. 5C.1.4.C. (Railway Facility)*.

Rear Lot Line. See *Sec. 14.1.12.C.4. (Rear Lot Line)*.

Rear Yard. See *Sec. 14.1.16.B.4. (Rear Yard)*.

Reasonable Accommodation. See *Sec. 13B.5.5. (Reasonable Accommodation)*.

Reconstruction (Historic Preservation). See *Div. 13B.8. (Historic Preservation)*.

Recorded Parcel Map. A parcel map that has been recorded in accordance with *Sec. 11.4.4. (Parcel Map)*.

Recreational Vehicle. As defined in *California Health and Safety Code, Section 18010*.

Recyclable Materials. Items or materials to be recycled or reused, including yard waste, paper, plastic, glass, metal, newspaper, and cardboard.

Recycling Area. See *Sec. 4C.12.6. (Recycling Areas)*.

Recycling Center (Annual Inspection Monitoring (Auto Dismantling Yards, Junk Yards, Scrap Metal Or Recycling Materials)). See *Sec. 13B.10.3. Annual Inspection Monitoring (Auto Dismantling Yards, Junk Yards, Scrap Metal Or Recycling Materials)*.

Recycling Chute. Any vertical smooth shaft used to convey recyclable materials from the upper floors of a building to a recyclable storage bin or room at the bottom end of the chute.

Recycling Facility (Use). See *Sec. 5C.1.8.D. (Recycling Facility)*.

Recycling Receptacle. A container which is suitable for the collection of recyclable materials. Containers shall be covered, durable, waterproof, rustproof, and of incombustible construction, and shall provide protection against the environment or be in completely enclosed indoor recycling areas. Containers shall be clearly labeled to indicate the type of material to be deposited.

Regional, Civic Facility (Use). See Sec. 5C.1.2.B.2. (*Regional*).

Regional, Medical (Use). See Sec. 5C.1.2.E.2. (*Regional*).

Registered Civil Engineer. A civil engineer licensed and registered by the state of California.

Rehabilitation (Historic Preservation). See Div. 13B.8. (*Historic Preservation*).

Religious Assembly (Use). See Sec. 5C.1.2.I. (*Religious Assembly*).

Renter (Historic Preservation). See Div. 13B.8. (*Historic Preservation*).

Replacement Unit. Any unit that would need to be replaced pursuant to California Government Code, Section 65915(c)(3), if the project was seeking a density bonus.

Research & Development (Use). See Sec. 5C.1.7.D. (*Research & Development*).

Reservoir (Driveway). See Driveway Reservoir.

Resident. One who resides at the subject building or lot.

Residential Amenity Space. See Sec. 2C.3.2. (*Residential Amenity Space*).

Residential Building. A building, or portion of a building, designed or used for human habitation.

Residential Conversion Project. An existing apartment house, apartment hotel, hotel, multiple dwellings used exclusively for residential purposes proposed for conversion to a condominium, stock cooperative, or community apartment project to be used exclusively for residential purposes through approval of a tract or parcel map. For purposes of this definition, the term existing means that the building was constructed prior to 1945 or, where built after 1945, a certificate of occupancy has been issued for the building prior to the time of map application.

Residential to Commercial/Industrial Conversion Project. An existing hotel, multiple dwellings used exclusively for residential purposes proposed for conversion to a condominium or stock cooperative which is to be used exclusively for commercial or industrial purposes through approval of a tract or parcel map. For purposes of this definition, the term existing means that the building was constructed prior to 1945 or, where built after 1945, a certificate of occupancy was issued for the building prior to the time of map application.

Residential Project. A development project containing any number of dwelling units, joint living and work quarters, live/work units, or any type of lodging, not intended for transient occupancy.

Residential Subdivision Projects. See Sec. 10.4.4. (*Residential Subdivision Projects With More Than 50 Dwelling Units*).

Residential Unit. A dwelling unit, or joint living and work quarters; a mobilehome, as defined in *California Health and Safety Code, Section 18008*; a mobilehome lot in a mobilehome park, as defined in *California Health and Safety Code, Section 18214*.

Residential Use. See *Sec. 5C.1.1. (Use Definitions, Residential Uses)*.

Resource Extraction (Use). See *Sec. 5C.1.8.E. (Resource Extraction)*.

Restaurant Beverage Program (Use). See *Sec. 5C.4.2. (Restaurant Beverage Program)*.

Restaurant, Eating & Drinking. See *Sec. 5C.1.5.C.4. (Eating & Drinking, Restaurant)*.

Restoration (Historic Preservation). See *Div. 13B.8. (Historic Preservation)*.

Restricted Affordable Unit. A dwelling unit for which rental amounts or mortgage amounts are restricted so as to be affordable to and occupied by Deeply Low (0-15% of the Area Median Income), Extremely Low (0%-30% of the Area Median Income), Very Low (30%-50% of the Area Median Income), Low (50%-80% of the Area Median Income), or Moderate Income households (80% to 120% of the Area Median Income). Restricted affordable units provided to meet the requirements of *Sec. 9.3.2. (Local Affordable Housing Incentive Program)* shall comply with income ranges as defined by the *California Health and Safety Code Sec. 50052.5. or California Health and Safety Code Sec. 50053*. All other restricted affordable units shall comply with income ranges as defined by the *California Health and Safety Code Sec. 50052.5. or California Health and Safety Code Sec. 50053*. or as defined by the US Department of Housing and Urban Development (HUD), or any successor agency, as verified by the Housing & Community Investment Department..

Restricted Affordable Unit (Use Standard). See *Sec. 5C.3.20. (Restricted Affordable Units)*.

Retail (Use). See *Sec. 5C.1.5.L. (Retail)*.

Retail, General (Use). See *Sec. 5C.1.5.L.1. (General)*.

Retaining Wall. See *Sec. 4C.9.2. (Retaining Walls)*.

Reverse Vending Machine. An automated mechanical device which accepts one or more types of empty beverage containers including aluminum cans, glass and plastic bottles, and which issues a cash refund or a redeemable credit slip with a value not less than the container's redemption value, as determined by the State of California. A reverse vending machine may sort and process containers mechanically, provided that the entire process is enclosed within the machine. See *Sec. 5C.1.8.D.1. (Recycling Facility, Collection)*.

Reversion to Acreage (Streets and Parks). See *Sec. 11.3.5. (Reversion to Acreage)*.

Review Of Conforming Work. See *Sec. 13B.8.4. (Review Of Conforming Work)*.

Review Or Modification Of Entitlement. See *Sec. 13B.5.4. (Review Or Modification Of Entitlement)*.

Reviewing Agency (Administration). The agency or official charged with reviewing an application, as described in *Article 13. (Administration)*. Typically, the Zoning Administrator, Director of Planning, or Department of City Planning. See *Div. 13C.1. (Administration)*.

Revised Tentative Tract Map (Administration). A map involving a revised arrangement of the streets, alleys, easements, or lots within property for which a tentative tract map has been previously approved or a modification of the boundary of the property. See *Div. 13C.1 (Administration)*.

Roadway. That portion of a public right-of-way for a street or alley used, or intended to accommodate, the movement of vehicles. Includes on-street bike lane.

Roof Form. See *Sec. 3D.11.1. (Roof Form)*.

Roof Materials. See *Sec. 3D.11.2. (Roof Materials)*

Roof Mounted, Mechanical Equipment (Vertical Encroachment). See *Sec. 14.1.5.B.1.b. (Mechanical Equipment- Roof Mounted (Vertical Encroachment))*.

Roof Projection (Horizontal Encroachment). See *Sec. 14.1.5.A.1.b. (Roof Projection (Horizontal Encroachment))*.

Roof Sign. See *Sec. 4C.11.6.C.9.*

Roof Structure. The structure forming the upper covering of a building.

Roof-Mounted Equipment. All mechanical or utility equipment located on a roof, with the exception of solar panels and their required appurtenances. See *Sec. 4C.12.2.. (Roof-Mounted Equipment)*.

Roofline Cornice. See *Sec. 3D.6.5.C.4. (Roofline Cornice)*.

Rooftop Planting Areas. Plants provided on or over a built structure. Includes roof, bridge, and parking structure.

Root Ball. The intact ball of earth or growing medium containing the roots of a nursery plant.

Root Collar. The line of junction between the root of a plant and its stem or trunk.

Root Flare. The area at the base of the plant's stem or trunk where the stem or trunk broadens to form roots; the area of transition between the root system and the stem or trunk.

Root Mass. A plant's overall amount of root growth.

Rounding Block Corners. Street corner dedication. See *Sec. 10.3.5.I. (Rounding Block Corners)*.

S

Safety Barriers. Anything put in place to prevent people from moving easily from one place to another for the purpose of mitigating risk. Examples include fencing, walls, parapets, and railings.

Safety Guards (Vertical Encroachment). See *Sec. 14.1.5.B.1.e. (Safety Guards (Vertical Encroachment))*.

Sales Floor Area. The interior floor area of a retail use devoted to the retail sale of merchandise where customers can view, select, and carry merchandise from an inventory display to the point of sale. Areas not included in sales floor area include, showrooms, restrooms, office space, storage areas, open-air retail areas.

Salvage Yard (Use). See *Sec. 5C.1.8.C. (Salvage Yard)*.

School (Use). See *Sec. 5C.1.2.J. (School)*.

Screened Parking. See *Sec. 4C.4.5.C.3.a. (Screened Parking)*.

Screening. A permanent structure or arrangement of objects that is intended to block or obscure views into a lot or structure. See *Sec 5C.3.21. (Screening)*.

Screening Plants. Plants that are arranged for the purposes of obscuring views into a lot or structure.

Screening Structure. A structure obstructing visibility from outside an enclosed area to another space, object, or structure.

Sea (Coastal Development). See *Div. 13B.9. (Coastal Development)*.

Seating Capacity. See *Sec. 5C.3.22. (Seating Capacity)*.

Self-Service, Indoor Storage (Use). See *Sec. 5C.1.6.C.2. (Storage, Indoor, Self-Service)*.

Senior Citizen. An individual at least 62 years of age, except that for projects of at least 35 units that are subject to *Div. 9.2 (Affordable Housing Incentive Programs)*, a threshold of 55 years of age may be used, provided all applicable City, State, and Federal regulations are met.

Senior Citizen Housing Development. A housing development project for senior citizens that has at least 35 dwelling units, as defined in *California Civil Code Section 51.3.* and *California Civil Code Section 51.12.*

Sensitive Use. Any use in the Residential use class, a Civic use, a Medical use, a School use, or any use in the Open Space & Recreation use class shall be considered a Sensitive Use.

Service Floor Area. All indoor floor area within an Eating & Drinking use where the customer can be served, including an indoor dining or lounge area, bar-top and bar seating area, service counter, customer waiting area, customer restrooms, and indoor paths of travel accessible to customers.

Service Hours. See *Sec. 5C.3.23. (Service Hours)*.

Service Road. That part of a major or secondary highway, containing a roadway that affords access to abutting property, but is adjacent and approximately parallel to, and separated from the principal roadway.

Setback. See *Sec. 2C.2.2. (Building Setbacks)*.

Sexual Encounter, Sexually Oriented Business (Use). See *Sec. 5C.1.5.M.2. (Sexually Oriented Business, Sexual Encounter)*

Sexually Oriented Business (Use). See Sec. 5C.1.5.M. (*Sexually Oriented Business*).

Sexually Oriented Business, General (Use). See Sec. 5C.1.5.M.1. (*Sexually Oriented Business, General*).

Sheltered. See Sec. 14.1.2.A.3. (*Sheltered*).

Sheltering Structure. Any structure, including entry features, canopies, or roofs, that create a covered, unenclosed space.

Shopfront Cornice. See Sec. 3D.6.5.C.3. (*Shopfront Cornice*).

Shopping Cart. A basket of any size, mounted on wheels, rollers or a similar device, including parts, provided by a retail establishment for the purpose of transporting groceries or merchandise of any kind within a retail establishment or associated parking area.

Shopping Cart Containment Plan. A plan sheet that includes a specific written plan with a corresponding site plan that identifies areas of shopping cart containment to prevent customers from removing shopping carts from the premises.

Shopping Cart Corral. A stable structure that provides an enclosure for the collection of shopping carts on a lot.

Shoreline Project. Any development in streams, wetlands, and other waters of the United States. Includes depositing of fill and dredged material, jetties, marinas, and piers.

Short-Term Bicycle Parking. See Sec. 4C.3.2 (*Short-Term Bicycle Parking Design*).

Showroom Area. The interior floor area of a retail use devoted to the display of heavy/large goods, such as furniture, mattresses, major household appliances, carpet, or wholesale fabric where the assistance of a sales associate, special order, or delivery of goods is required.

Shrub. A small to medium sized perennial woody plant. Unlike herbaceous plants, shrubs have persistent woody stems above the ground. They are distinguished from trees by their multiple stems and shorter height, for purposes of this Zoning Code (Chapter 1A), less than 15 feet.

Shuttle Service. See Sec. 4C.4.2.C.4. (*Shuttle Service*).

Side Lot Line. See Sec. 14.1.12.C.5. (*Side Lot Line, Lot Line Determination*).

Side Street Lot Line. See Sec. 14.1.12.C.2. (*Side Street Lot Line, Lot Line Determination*).

Side Street Yard. See Sec. 14.1.16.B.3. (*Side Street Yard*).

Side Yard. See Sec. 14.1.16.B.5. (*Side Yard*).

Side/Rear Yard Fences & Walls. See Sec. 4C.7.2. (*Side/Rear Yard Fences & Walls*).

Sidewalk Grade. The elevation of the sidewalk surface at any given point.

Sign. Any whole or part of a display board, wall, screen, or object, used to announce, declare, demonstrate, display, or otherwise present a message and attract the attention of the public..

Sign Area. See Sec. 4C.11.5.D.1 (*Sign Area*).

Sign Districts (SN). See Sec. 8.2.3. (*Sign Districts*).

Sign Face. The surface upon which the sign message is placed.

Sign Packages. See Sec. 4C.11.5. (*Sign Packages*).

Sign Types. See Sec. 4C.11.6. (*Sign Types*).

Significant Tree. Any tree which measures 12 inches or more in diameter at four and one-half feet above the average natural grade at the base of the tree and/or is more than 35 feet in height.

Sill. See Sec. 3D.9.2.C.4. (*Sill*).

Simulated Divided-Lite. A way to create the look of authentic divided lites, simulated divided-lite bars are permanently adhered to both sides of glass. See Sec. 3D.9.1.C.5. (*Symmetrical Lite Pattern*).

Site Modification. Site modification is any exterior modification of site landscaping, surface parking areas, or the lot, including grading.

Site Modification (Project Activities). See Sec. 14.1.15.C.4. (*Site Modification (Project Activities)*)

Site Plan. A diagram including buildings, structures, yards, open spaces, and accessory storage areas and buildings, including trash storage areas. See Sec. 11.5.1.C.1 (*Application Requirements*).

Skilled Nursing Home. Residential housing that is licensed by the California Department of Health, and provides acute, intermediate, or long-term skilled nursing care, and consists only of efficiency dwelling units for its residents. Full-time medical services may be provided on the premises. It may be a component of an eldercare facility. See Sec. 5C.1.1.D.1. (*Supportive Housing, Medical Care*).

Slope. The plane or incline of land, usually expressed as a percentage:

$$\% \text{ slope} = \frac{\text{vertical distance}}{\text{horizontal distance}} \times 100$$

Small Animals, Animal Keeping (Use). See Sec. 5C.1.9.A.7. (*Animal Keeping, Small Animals*).

Small Projects. See Sec. 4C.5.1. (*Small Projects*).

Small Species Tree. A tree with a minimum 15-foot canopy spread at maturity.

Smoke & Vape Shop (Use). See Sec. 5C.1.5.N. (*Smoke & Vape Shop*).

Social Service Center. Any facility that provides services for the benefit of the community, on a voluntary basis, with an emphasis on employment services, job training, business incubation, youth development, educational services, medical and mental health care, substance abuse treatment, food aid, or other similar services. See Sec. 9.3.4.C.6. (*Social Service Center*).

Social Services (Use). See Sec. 5C.1.2.K. (*Social Services*).

Soil Depth. See Sec. 4C.6.4.D.3. (*Soil Depth*).

Soil Volume. See Sec. 4C.6.4.D.4. (*Soil Volume*).

Solar Energy Facility, Utilities (Use). See Sec. 5C.1.2.L.3. (*Solar Energy Facility*).

Solid Area (Enclosure). See Sec. 14.1.4.A.4. (*Solid Area*).

Solid Perimeter (Enclosure). See Sec. 14.1.4.A.6. (*Solid Perimeter*).

Sorting & Processing, Recycling Facility (Use). See Sec. 5C.1.8.D.2. (*Recycling Facility, Sorting & Processing*).

Soundstages & Backlots (Use). See Sec. 5C.1.7.E. (*Soundstages & Backlots*).

Special Lot Line. See Sec. 14.1.12.C.3. (*Special Lot Line*).

Special Lot Line-Facing Facade. Any Facade which faces a Special Lot Line.

Special Yard. All portions of a lot between a special lot line and a principal structure, facing a special lot line extending the full width of the lot. See Sec. 14.1.16.B.2. (*Special Yard*).

Specific Plan (Administration). A specific plan is a definite statement, adopted by ordinance, of policies, standards, and regulations, together with a map or description defining the locations where such policies, standards, and regulations apply. See Div. 13C.1. (*Administration*).

Sports Arena or Stadium, Major (Use). See Sec. 5C.1.3.F. (*Sports Arena or Stadium, Major*).

Spread at Maturity. The horizontal width of a shrub or the crown of a tree. See Sec. 4C.6.4.D.7. (*Canopy Diameter, Spread, Height at Maturity*).

Stacked Storage (Bicycle Parking Design). See Sec. 4C.3.2.C.2.c (*Stacked Storage*).

Standard Hillside Limited Street. A street (public or private) with a minimum width of 36 feet, and paved to a minimum roadway width of 28 feet, as determined by the Bureau of Engineering.

Standard Vehicle, Motor Vehicle Sales and Rental (Use). See Sec. 5C.1.6.B.2. (*Motor Vehicle Sales and Rental, Standard Vehicle*).

Standard Vehicle, Outdoor Storage (Use). See Sec. 5C.1.6.D.5. (*Outdoor Storage, Standard Vehicle*).

Standards Package. A group of related development standards.

Stock Cooperative. Defined by *California Business and Professions Code, Chapter 1, Section 11003.2*.

Story. See Sec. 14.1.10. (*Story*).

Street Designation. The classification assigned to a roadway or other public right-of-way based on the City's General Plan Circulation System Maps for the purposes of providing dimensional and performance standards. Street Designations referenced in this Zoning Code (Chapter 1A) include the following: Boulevard, Avenue, Collector Street, Local Street, and Pedestrian Walkway.

Street Frontage (Signs). The length of a line separating a lot from one street. See *Div. 4C.11. (Signs)*.

Street Standards (Streets and Parks). See *Sec. 10.1.1. (Street Standards)*.

Street Step-Back. See *Sec. 2C.5.2. (Street Step Back)*.

Street Step-Back Depth. See *Sec. 2C.5.2.D.2. (Street Step-back Depth)*.

Street Visible Area (Historic Preservation). See *Div. 13B.8.1.C. (Definitions)*.

Street Wall. The condition of enclosure along a street created by the fronts and consistent setbacks of buildings, and enhanced by the continuity and height of the enclosing buildings.

Street Yard. See *Sec. 14.1.16.C.2. (Street Yard)*.

Street-Facing. The portions of a building facade with no permanent structure located between the building facade and a street lot line. See *Sec. 14.1.6. (Street-Facing)*.

Street-Facing Entrance. See *Sec. 3C.5.1. (Street-Facing Entrance)*.

Street-Facing Facade. See *Sec. 14.1.6.D. (Street-Facing Facade)*.

Streetscape. See *Sec. 4C.6.3. (Streetscape)*.

Structural Floor. The assembly of building components that compose a floor. Includes any structural members, subfloor, and similar elements. Does not include finish or underlayment materials such as carpets, tiles, or membranes.

Structural Modification. Any change to the existing load-bearing members of a building or structure, including bearing walls, columns, beams, or girders. See also [major renovation](#).

Structure. Any constructed object more than 30 inches in height.

Structure Area. The area of a lot occupied by a structure, measured horizontally. Structure footprint includes lot area covered by cantilevered occupiable space, and architectural projections, with the exceptions of those projecting 5' or less from the nearest wall, column, spanning beam, or other structural element carrying gravity loads to the ground. See also [Building Footprint](#).

Subdivider (Administration). A person, firm, corporation, partnership, or association who proposes to divide, divides, or causes to be divided, real property into a subdivision for themselves or for others. Includes any assignee or designee of the subdivider. See *Div. 13C.1. (Administration)*.

Subdivision (Administration). The same as defined in Sec. 66424 of the California Government Code. Subdivision includes a stock cooperative project as defined in Sec. 12.03 of Chapter 1 (General Provisions and Zoning) of this Zoning Code (Chapter 1A) and in Div. 14.2. (Glossary) of this Zoning Code (Chapter 1A), as applicable. See *Div. 13C.1. (Administration)*.

Subdivision (Streets and Parks). See *Sec. (10.3.3. Subdivisions)*.

Subdivision Appeal. See *Sec. 13B.7.8. (Subdivision Appeal)*.

Subdivision Approval. Any approval under *Div. 13B.7. (Division of Land)*.

Subdivision Committee. See *Sec. 13B.7.1.D. (Administration)*.

Subdivision Design. Design of a subdivision includes:

1. Street alignments, grades and widths;
2. Drainage and sanitary facilities and utilities, including alignments and grades;
3. Location and size of all required easements and rights-of-way;
4. Fire roads and firebreaks;
5. Lot and size configuration;
6. Traffic access;
7. Grading;
8. Land to be dedicated for park and recreation purposes; and
9. Such other specific requirements in the General Plan and configuration of the entire subdivision as may be necessary or convenient to insure conformity to or implementation of the General Plan or any adopted Specific Plan.

Subdivision Improvement. See *Sec. 11.3.3. (Subdivision Improvements)*.

Subdivision Map Act (Administration). The Subdivision Map Act found in California Government Code, Chapters 1 through 7 of Div. 2 (Subdivisions), commencing with California Government Code, Sec. 66410. See *Div. 13C.1. (Administration)*.

Substandard Hillside Limited Street. A Street which does not meet the minimum requirements of a Standard Hillside Limited Street (public or private), with a width less than 36 feet and paved to a roadway width of less than 28 feet, as determined by the Bureau of Engineering.

Supergraphic Sign. A sign, consisting of an image projected onto a wall or printed on vinyl, mesh or other material, with or without written text, supported and attached to a wall by an adhesive, by using stranded cable and eye-bolts, or with other materials and methods, and that does not comply with the following provisions of this Zoning Code (Chapter 1A): *Sec. 4C.11.6.C.8. (Projecting Signs), Sec. 4C.11.6.C.4. (Marquee Signs), Sec. 4C.11.2. (Temporary Signs), Sec. 4C.11.2.C.3. (Temporary Signs on Temporary Construction Walls), Sec. 4C.11.1.E.2. (Original Art Murals, Vintage Original Art Murals and Public Art Installations)*.

Superintendent. The Superintendent of Building or his or her authorized representative. See *Sec. 13B.10.3. (Annual Inspection Monitoring (Auto Dismantling Yards, Junk Yards, Scrap Metal Or Recycling Materials))*.

Supplemental Procedures (Use). See *Sec. 5C.3.24. (Supplemental Procedures)*.

Supplemental Standards (Use). See Sec. 5C.3.25. (*Supplemental Standards*).

Supportive Housing (Use). See Sec. 5C.1.1.D. (*Supportive Housing*).

Supportive Housing, General (Use). See Sec. 5C.1.1.D.1. (*Supportive Housing, General*).

Supportive Services. Services that are provided on a voluntary basis to residents of supportive housing and transitional housing, including, but not limited to, a combination of subsidized, permanent housing, intensive case management, medical and mental health care, substance abuse treatment, employment services, benefits advocacy, and other services or service referrals necessary to obtain and maintain housing. See Sec. 9.4.1. (*Permanent Supportive Housing Incentive Program*).

Surrounding Grade. The elevation of finished grade measured along the perimeter of an object, assembly, or structure.

Surveyor. A licensed land surveyor authorized to practice in California.

Sustainable Energy Systems. Any equipment which uses renewable energy sources such as solar or wind power to generate electricity, heating or cooling. See Sec. 4C.8.5.E. (*Roof Mounted Equipment*).

Symmetrical Lite Pattern. See Sec. 3D.9.1.C.5 (*Symmetrical Lite Pattern*).

T

Target Population (Permanent Supportive Housing). Persons with qualifying lower incomes who:

1. Have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, and are homeless as defined by any Los Angeles City, Los Angeles County, State of California, or Federal guidelines; or
2. Are chronically homeless, as defined by any Los Angeles City, Los Angeles County, State of California, or Federal guidelines.

Targeted Planting Areas Guide. The document containing planting requirements established to implement the Targeted Planting Areas Map. See Sec. 1.4.5. (*Targeted Planting Areas Map*).

Targeted Planting Areas Map. See Sec. 1.4.5. (*Targeted Planting Areas Map*).

Temporary Construction Wall. A temporary solid fence or barrier of wood or similar material that provides protection for pedestrians and is erected and maintained on the perimeter of a construction or demolition site, which may be required by Sec. 91.3306. (Protection of Pedestrians) of Chapter 9 (Building Regulations) of the LAMC.

Temporary, Outdoor, Retail (Use). See Sec. 5C.1.5.L.8. (*Retail, Temporary Outdoor*)

Temporary Sign. See Sec. 4C.11.2. (*Temporary Signs*).

Temporary Use. The use of a building or lot from among any of the uses defined in *Div. 5C.1. (Use Definitions)* for a specified and limited period of time. See *Sec. 14.1.15.C.7. (Project Activities)*.

Temporary Use (Project Activities). See *Sec. 14.1.15.C.7. (Temporary Use (Project Activities))*.

Tentative Tract Map (Administration). Refers to a map made for the purpose of showing the design of a proposed subdivision creating five or more parcels, five or more condominiums, or five or more units in a community apartment project or stock cooperative, and showing the existing conditions in and around it, and need not be based upon an accurate or detailed final survey of the property. See *Sec. 13C.1. (Administration)*.

Tentative Tract Map. A map made for the purpose of showing the design of a proposed subdivision creating 5 or more parcels, 5 or more condominiums, or 5 or more units in a community apartment project or stock cooperative, and showing the existing conditions in and around it, and need not be based upon an accurate or detailed final survey of the property. See *Sec. 11.2.1. (Tentative Tract Map)*.

Textile & Apparel, Manufacturing, Light (Use). See *Sec. 5C.1.7.C.6 (Textile & Apparel)*.

Through Lot. A lot having a frontage on two parallel or approximately parallel streets, but not including those lots having frontage on a street and frontage on a navigable public canal or waterway parallel or approximately parallel to said street.

Tract Map (Administration). Tract map refers to either a tentative tract map or final tract map. See *Div. 13C.1. (Administration)*.

Trailer or Automobile Trailer. A vehicle without motive power, designed to be drawn by a motor vehicle and to be used for human habitation or for carrying persons and property. Does not include mobilehome.

Transfer of Development Rights Program. See *Sec. 9.3.5. (Transfer of Development Rights Programs)*.

Transfer Of Jurisdiction. See *Sec. 13A.2.6. (Transfer Of Jurisdiction)*.

Transient (Use). See *Sec. 5C.4.4.B.12. (Transient)*.

Transit Oriented Communities Affordable Housing Incentive Program. See *Sec. 9.2.2. (Transit Oriented Communities Affordable Housing Incentive Program)*.

Transit Station (Use). See *Sec. 5C.1.4.D. (Transit Station)*.

Transit Stop/Major Employment Center. Any one of the following:

1. A station stop for a fixed transit guideway or a fixed rail system that is currently in use, or whose location is proposed and for which a full funding contract has been signed by all funding partners, or one for which a resolution to fund a preferred alignment has been adopted by the Los Angeles County Metropolitan Transportation Authority; or

2. A Metro Rapid Bus stop located along a Metro Rapid Bus route; or, for a Housing Development Project consisting entirely of restricted affordable units, any bus stop located along a Metro Rapid Bus route; or
3. The boundaries of the following three major economic activity areas, identified in the General Plan Framework Element: Downtown, LAX, and the Port of Los Angeles; or
4. The boundaries of a college or university campus with an enrollment exceeding 10,000 students.

Transit Terminal (Use). See Sec. 5C.1.4.D. (*Transit Terminal*).

Transition Screen. See Sec. 4C.8.2. (*Transition Screens*).

Transitional Housing. A building where housing linked to supportive services is offered, usually for a period of up to 24 months, to facilitate movement to permanent housing for persons with low incomes who may have one or more disabilities, and may include adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and persons or families experiencing homelessness.

Transitional Shelter, Supportive Housing (Use). See Sec. 5C.1.1.D.4. (*Transitional Shelter*).

Transmit or Transmitted (Administration). Notification of a decision in writing, by mail, or electronically. The date of transmittal is the date the decision is mailed (as shown by the date stamp), unless otherwise provided. See Div. 13C.1. (*Administration*).

Transparent Area. See Sec. 3C.4.1. (*Transparent Area*).

Transparency. See Sec. 3C.4.1. (*Transparent Area*).

Transportation Demand Management. The modification of travel behavior through programs of incentives, services, and policies, including encouraging the use of alternatives to single-occupant vehicles such as public transit, cycling, walking, carpooling/vanpooling, and changes in work schedule that move trips out of the peak period or eliminate them altogether (such as telecommuting or compressed work weeks). See Div. 4C.5 (*Transportation Demand Management*).

Transportation Uses (Use). See Sec. 5C.1.4. (*Transportation Uses*).

Trash Chute. Any vertical smooth shaft used to convey rubbish, trash, or garbage from the upper floors of a building to a trash storage bin or room at the bottom end of the chute

Tree Expert. A person with at least 4 years of experience in the business of transplanting, moving, caring for, and maintaining trees and who is:

1. A certified arborist with the International Society of Arboriculture, and who holds a valid California license as an agricultural pest control advisor; or
2. A landscape architect; or
3. A registered consulting arborist with the American Society of Consulting Arborists.

Tree Planting. See *Sec. 4C.6.2. (Required Trees)*.

Trip Reduction. Reduction in the number of work-related trips made by single-occupant vehicles.

Truck Gardening, Plant Cultivation (Use). See *Sec. 5C.1.9.B.3. (Plant Cultivation, Truck Gardening)*.

Turf Plants. See *Sec. 4C.6.4.C.3.c (Groundcover & Turf Plants)*.

U

Uncovered. See *Sec. 14.1.2.2. (Uncovered)*.

Underground Parking. Motor vehicle use areas located below the finished floor elevation of the ground story.

Underground Structure. A structure located entirely below the finished floor elevation of the ground story.

Underground Structure (Horizontal Encroachment). See *Sec. 14.1.5.A.1.j. (Underground Structure (Horizontal Encroachment))*.

Unenclosed. See *Sec.14.1.4. (Enclosure)*.

Unenclosed Perimeter. See *Sec. 14.1.4.A.2. (Unenclosed Perimeter)*.

Unenclosed Structure - Above Ground Story (Horizontal Encroachment). See *Sec. 14.1.5.A.1.d. (Unenclosed Structure - Above Ground Story (Horizontal Encroachment))*.

Unenclosed Structure - Ground Story (Horizontal Encroachment). See *Sec. 14.1.5.A.1.c. (Unenclosed Structure - Ground Story (Horizontal Encroachment))*.

Unenclosed Structures (Vertical Encroachment). See *Sec. 14.1.5.B.1.f. (Unenclosed Structures (Vertical Encroachment))*.

Unified Development. A commercial, industrial, or mixed-use development which is unified by a combination of functional linkages, such as pedestrian or vehicular connections, include common architectural and landscape features which constitute distinctive design elements of the development, and when viewed from adjoining streets appears to be a consolidated whole. A unified development may include lots that abut or are separated only by an alley or are located across the street from any portion of each other.

Uniformity Ratio. A ratio of the average illumination to minimum illumination.

Unit Size. See *Sec. 5C.3.26. (Unit Size)*.

Upper Story. See *Sec. 14.1.10.D. (Upper Story)*.

Upper Story Facade. See *Sec. 14.1.10.E. (Upper Story Facade)*.

Upper Story Height. See *Sec. 3D.5.2. (Upper Story Height)*.

Upper Story Location (Use). See Sec. 5C.3.27. (*Upper Story Location*).

Urbanized Area. See Sec. 8.2.4.B.3.b. (*Urbanized Area*).

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

Use Category. A group of use groups.

Use Enclosure. See Sec. 5C.3.28. (*Use Enclosure*).

Use Group. A group of individual uses with common use characteristics and similar activities.

Use Modification (Project Activities). See Sec. 14.1.15.C.6. (*Use Modification*).

Use Separation. See Sec. 5C.3.29. (*Use Separation*)

Use Standard Applicability. See Sec. 5C.3.30. (*Use Standard Applicability*).

Used Vehicle Sales Area (Annual Inspection Monitoring (Automotive Repair Garage And Used Vehicle Sales Areas)). See Sec. 13B.10.4. *Annual Inspection Monitoring (Automotive Repair Garage And Used Vehicle Sales Areas)*.

Utilities (Use). See Sec. 5C.1.2.L. (*Utilities*).

Utility Area. Any area containing mechanical or utility equipment.

Utility Equipment (Horizontal Encroachment). See Sec. 14.1.5.A.1.i. (*Utility Equipment (Horizontal Encroachment)*).

V

Vacant Lot. A lot on which no building, temporary or permanent, is erected; or which has no uses of the land.

Vanpool. A vehicle carrying six or more persons to and from work on a regular schedule, and on a prepaid basis.

Variance. See Sec. 13B.5.3. (*Variance*).

Vegetation (Horizontal Encroachment). See Sec. 14.1.5.A.1.m. (*Vegetation (Horizontal Encroachment)*).

Vegetation (Vertical Encroachment). See Sec. 14.1.5.B.1.h. (*Vegetation (Vertical Encroachment)*).

Vehicle. Anything used to transport people or goods, including automobiles, vans, trucks, buses, and motorcycles, bicycles, or any other form of micro-mobility.

Vehicle (Transportation Demand Management). Any motorized form of transportation, including but not limited to automobiles, vans, buses, and motorcycles.

Vehicle Access. The location from which a vehicle may access a lot from the public right-of-way, in accordance with *Div. 4C.2. (Automobile Access)*.

Vehicle Access Package. See *Sec. 4C.2.1. (Vehicle Access Packages)*.

Vehicle Entry Restriction Device. Any device, such as mechanical gates or ticket dispensers, restricting ingress vehicle traffic during operating hours.

Vertical Bands. See *Sec. 3D.6.4. (Vertical Bands)*.

Vertical Circulation. See *Sec. 14.1.5.B.1.d. (Vertical Circulation)*.

Vertical Encroachment. See *Sec.14.1.5.B. (Encroachment, Vertical)*.

Vertical Storage. The temporary storage of a personal mobility device, including a bicycle, scooter, or motor vehicle, within a mechanized structure that stores each mobility device vertically.

Very High Fire Severity Hazard Zone. A geographical area identified to be at a significant risk from wildfires based on fuel loading, slope, fire weather and other relevant factors, as established in *LAMC Chapter 5, Section 57.4908 (Very High Fire Hazard Severity Zone-Requirements Specific to Los Angeles)*.

Very Low Income Households. Households with an annual income that does not exceed the amount designated for that category as defined in *California Health and Safety Code, Sec. 50105 (Definitions)*.

Vesting. See *Sec. 11.2.2. (Vesting Tentative Tract Maps)*.

Vesting Tentative Tract Map (Administration). A tentative tract map for any land division that has printed conspicuously on its face the words "Vesting Tentative Tract Map" and is characterized by certain rights to proceed with development when filed and processed in accordance with *Sec. 13C.1. (Administration)*.

Veterinary, Animal Services (Use). See *Sec. 5C.1.5.A.2. (Animal Services, Veterinary)*.

Vintage Original Art Mural. An original art mural that existed prior to October 12, 2013 (the operative date of Los Angeles Ordinance No. 182706). See *Div. 4C.11. (Signs)*.

Visual Light Transmittance. The amount of light in the visible portion of the spectrum that passes through a glazing material as defined in manufacturer specifications.

Visual Obstruction. On the interior side of any transparent area of a building facade, any opaque object, assembly, or structure that obscures visibility through that transparent area. See *Sec. 3C.4.1. (Transparent Area)*.

W

Walking Distance. See *Sec. 14.1.3.B. (Walking Distance)*.

Wall. A constructed vertical barrier erected to enclose, screen, or separate areas. A wall differs from a fence in having a solid foundation along its whole length.

Wall Mounted, Mechanical Equipment (Horizontal Encroachment). See Sec. 14.1.5.A.1.g. (*Mechanical Equipment- Wall Mounted (Horizontal Encroachment)*).

Wall Sign. See Sec. 4C.11.6.C.10. (*Wall Sign*).

Wall-Mounted Equipment. See Sec. 4C.12.3. (*Wall-mounted Equipment*).

Waste Enclosure (Horizontal Encroachment). See Sec. 14.1.5.A.1.h. (*Waste Enclosure (Horizontal Encroachment)*).

Water Supply. The water system supply and distribution facilities necessary to provide a reliable and adequate water supply for private use and public fire protection purposes.

Weighted Solid Perimeter (Enclosure). See Sec. 14.1.4.A.7. (*Weighted Solid Perimeter*).

Wetland (Coastal Development Permit (Post-Certification)). See Sec. 13B.9.2. (*Coastal Development Permit (Post-Certification)*)

Wholesale Trade and Warehousing (Use). See Sec. 5C.1.7.F. (*Wholesale Trade & Warehousing*).

Whorl. The arrangement of three or more buds, leaves, flowers, or twigs at the same node.

Wild Animals, Animal Keeping (Use). See Sec. 5C.1.9.A.8. (*Animal Keeping, Wild Animals*).

Window. An operable or inoperable opening constructed in a wall that admits light or air into an enclosure and is often framed and spanned with glass or other translucent material.

Window Assembly. A manufactured assembly of a frame, sash, glazing, and necessary hardware, made to fit a window opening.

Window Display. A display, behind a window, along the facade of a building exhibiting items or advertisements designed to attract the attention of passersby, including window signs.

Window Frame. The fixed frame of a window, consisting of two jambs, a head, and a sill.

Window Opening. An opening in the wall of a building for admitting light and air, usually fitted with a frame in which are set operable sashes containing panes of glass.

Window Recession. See Sec. 3D.9.1.C.3. (*Window Recession*).

Window Sash. The fixed or movable framework of a window or door in which panes of glass are set.

Window Sign. See Sec. 4C.11.6.C.11. (*Window Sign*).

Wireless Facility, Monopole, Utilities (Use). See Sec. 5C.1.2.L.4. (*Wireless Facility, Monopole*).

Wireless Facility, Rooftop, Utilities (Use). See Sec. 5C.1.2.L.5. (*Wireless Facility, Rooftop*).

Wireless Telecommunication Facility. See Sec. 4C.12.4. (*Wireless Telecommunication Facilities*).

Wood Waste. Any untreated or unpainted wood material. Includes pallets, plywood, and other construction-related scrap lumber, stumps, and tree trimmings.

Wrapped Parking. See Sec. 4C.4.5.C.3.d. (*Wrapped Parking*).

X

Y

Yard. All portions of a lot between exterior walls of a building and a property line. See Sec. 14.1.16. (Yards).

Yard Sign. See Sec. 4C. 11.6.C.12. (*Yard Sign*).

Z

Zone String. See Sec. 1.3.1. (*Zone String*).

Zone String Districts. All zoning districts that compose a zone string including Form District, Frontage District, Development Standards Districts, Use Districts, and Density Districts.

Zoning Administrator (Administration). The Chief Zoning Administrator or an Associate Zoning Administrator. The Director of Planning may appoint the Zoning Administrator to act as the Director's designee or as a Hearing Officer for the Director of Planning. Reference: Sec. 561 of the City Charter. See Div. 13C.1. (*Administration*).

Zoning Code Map. See Sec. 1.4.1. (*Zoning Code Maps; General*).

Zoning District. See Sec. 1.4.2.A.1. (*Zoning Districts*).

Zoning Map. See Sec. 1.4.2. (*Zoning Map*).

