

24M.300

DEFINITIONS

24M.300.010 Purpose

This Section provides definitions of terms and phrases used in this Midtown Corridors Code that are technical or specialized, or that may not reflect common usage. If a definition in this Section conflicts with a definition in another provision of the Zoning Ordinance or any other provision in the Municipal Code, these definitions shall control for the purposes of this Midtown Corridors Code. If a word or phrase is not defined in this Section, the definition of such word or phrase as defined in the General Plan or the zoning ordinance shall apply, in that order. If a word or phrase is not defined in this Section or the General Plan or the Zoning Ordinance, and a question arises as to how it is to be applied to a development proposal subject to this Midtown Corridors Code, the Director shall determine the applicable definition in accordance with the provisions of Chapter 24.505, giving deference to common usage and the purpose and intent of the General Plan, the zoning ordinance, and this Midtown Corridors Code.

24M.300.020 Definitions Of Specialized Terms And Phrases

As used in this Midtown Corridors Code, the following terms and phrases shall have the meaning given them in this Section, unless the context in which they are used clearly requires otherwise.

A. DEFINITIONS "A".

"Adult Business" - See Zoning Ordinance Chapter 24.492.

"Affordable Housing" means a residential unit that is restricted to occupancy by an income eligible household as defined by a local, State, or Federal Program, as may be amended from time to time.

"Allee" means a regularly spaced and aligned row of trees usually planted along a thoroughfare or pedestrian path.

B. DEFINITIONS "B".

"Bar, Tavern, Night Club" means an establishment providing entertainment such as live music and dancing, on-site alcohol consumption, but not adult entertainment. The sale of alcoholic beverages is separately regulated by Chapter 24.460 (Alcoholic Beverage Establishments - Use Permit). Entertainment is also separately regulated by Chapter 10.450 (Dance Halls).

"Bicycle Lane" (BL) means a dedicated bicycle lane running within a moderate-speed vehicular thoroughfare, demarcated by striping.

"Bicycle Route" (BR) means a thoroughfare suitable for the shared use of bicycles and automobiles moving at low speeds.

"Bicycle Trail" (BT) means a bicycle way running independently of a high-speed vehicular thoroughfare.

"Block" means the aggregate of private lots, passages, rear lanes and alleys, circumscribed by thoroughfares.

"Block Face" means the aggregate of all the building facades on one side of a block. The Block Face provides the

context for establishing architectural harmony.

“Building Configuration” means the form of a building, based on its massing, private frontage, and height.

“Building Disposition” means the placement of a building on its lot.

“Building Function” means the uses accommodated by a building and its lot. Functions (i.e.: use) are categorized Table B Land Use Tables (Section 24M.203.031) and are either permitted by right or via use permit.

“Building Height” means the vertical extent of a building measured in stories, not including a raised basement or a habitable attic. Exceptions to height limits specified in this Midtown Corridors Code are the exceptions listed in Section 24.405.030 of the zoning ordinance as it may be amended, revised or replaced from time to time. “Building Type” means a structure category determined by function, disposition on the lot, and configuration, including frontage and height. Building heights are specified in the Zones and Development Standards and illustrated in Table 2: Definitions Illustrated.

“Business Support Service” means a business that provides services to other businesses. Examples include:

- blueprinting
- computer-related services (rental, repair)
- copying and quick printing services
- film processing and photofinishing (retail)
- mailing and mail box services

C. DEFINITIONS “C”.

“Civic” means, a use operated by a public agency or non-profit organization for the primary purpose of providing a service to the general public. Such uses are dedicated to, by way of example but without limitation, arts, culture, education, recreation, government, transit, and municipal/public parking.

“Civic Building” means a building owned or leased by a public agency or non-profit organization for the primary purpose of providing a service to the general public dedicated to arts, culture, education, recreation, government, transit, and municipal/public parking.

“Civic Space” means an outdoor area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationship between their intended use, their size, their landscaping and their enfronting buildings.

“Commercial” means the term collectively defining workplace, office and retail functions.

“Community Meeting” means uses consisting of group gatherings conducted indoors. Typical uses include synagogues, mosques, temples, churches, community centers, bingo halls, private clubs, fraternal, philanthropic and charitable organizations, and lodges. Additional typical uses include those providing live or recorded events or performances, or other activities intended for spectators that are conducted within an enclosed building such as motion picture theaters, music performance halls, and sports arenas.

“Context” means surroundings, including a combination of architectural, natural and civic elements that define specific neighborhood or block character.

“Corridor” means a lineal geographic system incorporating transportation and/or greenway trajectories. A transportation corridor may be a lineal urban Transect Zone.

D. DEFINITIONS “D”.

“Day Care” means day care centers as defined by the Health and Safety Code, and the day care and supervision of more than 12 children under 18 years of age for period less than 24 hours per day.

“Density” means the number of dwelling units within a standard measure of land area, usually given as units per acre.

“Design Speed” means is the velocity at which a thoroughfare tends to be driven without the constraints of signage

or enforcement. There are three ranges of speed: Very Low: (below 20 MPH); Low: (20-25 MPH); Moderate: (25-35 MPH); High: (above 35 MPH). Lane width is determined by desired design speed.

“Drive -Through Retail or Service” means a retail or service business where services may be obtained by motorists without leaving their vehicles. Examples include automated teller machines (ATMs), banks, pharmacy dispensaries, and restaurants.

“Driveway” means a vehicular lane within a lot, usually leading to a garage.

“Dwelling - Multi-Unit” means a single structure containing two or more dwelling units, or multiple units arranged with zero lot lines. These include: duplexes, triplexes, quadplexes; rowhouses, courtyard housing, and stacked dwellings.

“Dwelling - Single Dwelling” means a building designed for and/or occupied exclusively by one housekeeping unit. Also includes factory built, modular housing units, constructed in compliance with the Uniform Building Code (UBC), and mobile homes/manufactured housing units that comply with the National Manufactured Housing Construction and Safety Standards Act of 1974, placed on permanent foundation systems.

E. DEFINITIONS “E”.

“Elevation” means an exterior wall of a building not along a Frontage Line. See: Facade.

“Enfront” means to place an element along a frontage line, as in “porches enfront the street.”

“Entrance, Principal” means the main point of access of pedestrians into a building.

F. DEFINITIONS “F”.

“Facade” means the exterior wall of a building that is set along a Frontage Line (see Elevation; Frontage Line).

“Frontage Line” means those lot lines that coincide with a public frontage. Facades along Frontage Lines define the public realm and are therefore more regulated than the elevations that coincide with other Lot Lines.

G. DEFINITIONS “G”.

“Gas Stations” means Retail sale, from the premises, of vehicle fuel which may include the incidental sale of other petroleum products, tires, batteries, and replacement items, and the incidental provision of minor repairs and lubricating services. Typical uses include automobile service stations and filling stations and special oil change and lube shops.

H. DEFINITIONS “H”.

“Health/Fitness Facility” means establishments offering predominantly participant sports within an enclosed building. Typical uses include bowling, alleys, billiard parlors, pool halls, indoor ice or roller skating rinks, indoor racquet-ball courts, indoor batting cages and helath or fitness club.

“Home Occupation” means an occupation conducted at a premises containing a dwelling unit as an incidental use by the occupant of that dwelling.

I. DEFINITIONS “I”.

“Infill” means a project within existing urban fabric.

“Inside Turning Radius” means the curved edge of a thoroughfare at an intersection, measured at the inside edge of the vehicular tracking. The smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn.

J. DEFINITIONS “J”.

K. DEFINITIONS “K”.

L. DEFINITIONS “L”.

“Liner Building” means a building specifically designed to mask a parking lot or a parking garage from a frontage.

“Lodging” means establishments providing two (2) or more housekeeping units or six (6) or more rooms or suites for temporary rental to members of the public and which may include incidental food, drink, and other sales and services intended for the convenience of guests. Typical uses include hotels, motels, and timeshare facilities.

“Lot Line” means the boundary that legally and geometrically demarcates a lot (see Frontage Line).

“Lot Width” means the length of the principal Frontage Line of a lot.

M. DEFINITIONS “M”.

“Medical/Dental” means establishments providing medical, psychiatric, surgical, dental or other health-related services. This includes medical, dental, psychiatric or other therapeutic services offered in individual offices or suites, which may include laboratories incidental to the practitioner’s consulting or therapeutic work but excluding licensed health facilities, as defined in Health and Safety Code Section 1250, except as provided in Health and Safety Code Section 1267.8.

“Mortuary, Funeral Home” means a funeral homes and/or parlor, where deceased are prepared for burial or cremation, and funeral services may be conducted.

N. DEFINITIONS “N”.

“Neighborhood” means an urbanized area at least 40 acres that is primarily residential. A neighborhood shall be based upon a partial or entire Standard Pedestrian Shed. The physical center of the Neighborhood should be located at an important traffic intersection associated with a Civic or Commercial institution.

O. DEFINITIONS “O”.

“Office” means offices of firms or organizations that primarily provide executive, management, administrative or financial services. It also refers to establishments primarily engaged in providing professional services to individuals or businesses, but excludes uses classified under the Medical/Dental. Typical uses include corporation headquarters and administrative offices, banks, savings and loans, law offices, real estate offices, public relations firms, advertising firms, insurance offices, travel agencies, and photography studios.

P. DEFINITIONS “P”.

“Parking Facility - Public or Commercial” means a parking lot or structure operated by the City, or a private entity providing parking for a fee. Does not include towing impound and storage facilities.

“Parking Structure” means a building containing two or more stories of parking. Parking Structures shall have Liner Buildings at the first story or higher.

“Passage” (PS) means a pedestrian connector passing between buildings, providing shortcuts through long blocks and connecting rear parking areas to frontages. Passages may be roofed over.

“Path” (PT) means a pedestrian way traversing a park or rural area, with landscape matching the contiguous open space. Paths should connect directly with the urban sidewalk network.

“Pedestrian Shed” means an area, approximately circular, that is centered on a common destination. A Pedestrian Shed is applied to determine the approximate size of a neighborhood. A Standard Pedestrian Shed is 1/4 mile radius or 1320 feet, about the distance of a five-minute walk at a leisurely pace. It has been shown that provided with a pedestrian environment, most people will walk this distance rather than drive. The outline of the shed must be refined according to actual site conditions, particularly along Thoroughfares. A Long Pedestrian Shed is 1/2 mile radius or 2640 feet, and may be used for mapping when transit is present or proposed. (Sometimes called a “walkshed” or “walkable catchment.”) A Linear Pedestrian Shed is elongated to follow a Commercial corridor.

“Personal Services” means establishments primarily engaged in the provision of services for the enhancement of personal appearance, cleaning, alteration or reconditioning of garments and accessories, and similar non-business related or non-professional services. Typical uses include reducing salons, tanning salons, barber shops, tailors, shoe repair shops, self-service laundries, and dry cleaning shops, but exclude uses classified under the Office and

Trade School.

“Planter” means the element of the public streetscape which accommodates street trees. Planters may be continuous or individual.

“Principal Building” means the main building on a lot, usually located toward the frontage (see Table 16).

“Printing and Publishing” means a business that provides printing services using letterpress, lithography, gravure, screen, offset, or electrostatic (xerographic) copying; and other establishments serving the printing trade including bookbinding, typesetting, engraving, photoengraving and electrotyping. This use also includes: businesses that publish newspapers, books and periodicals; establishments manufacturing business forms and binding devices. “Quick printing” services are included in the definition of “Business Support Services.”

“Private Frontage” means the privately held layer between the frontage line and the principal building facade. The structures and landscaping within the Private Frontage may be held to specific standards. The variables of Private Frontage are the depth of the setback and the combination of architectural elements such as fences, stoops, porches and galleries (see Table E).

“Public Frontage” means the area between the curb of the vehicular lanes and the Frontage Line. Elements of the Public Frontage include the type of curb, walk, planter, street tree and streetlight (see Table D).

Q. DEFINITIONS “Q”.

R. DEFINITIONS “R”.

“Rear Alley” (AL) means a vehicular driveway located to the rear of lots providing access to service areas and parking, and containing utility easements. Alleys should be paved from building face to building face, with drainage by inverted crown at the center or with roll curbs at the edges.

“Rear Lane” (LA) means a vehicular driveway located to the rear of lots providing access to parking and outbuildings and containing utility easements. Rear lanes may be paved lightly to driveway standards. Its streetscape consists of gravel or landscaped edges, no raised curb and is drained by percolation.

“Research and Development” (R&D) means a facility for scientific research, and the design, development and testing of electrical, electronic, magnetic, optical and computer and telecommunications components in advance of product manufacturing; and the assembly of related products from parts produced off-site, where the manufacturing activity is secondary to the research and development activities. Includes pharmaceutical, chemical and biotechnology research and development. Does not include soils and other materials testing laboratories (see “Laboratory”).

“Residential” means premises available for long-term human dwelling.

“Residential Accessory Use or Structure” means a use and/or structure that is customarily a part of, and clearly incidental and secondary to a residence, and does not change the character of the residential use. This definition includes, by way of example, the following types of uses or detached accessory structures, and other similar structures normally associated with a residential use of property.

- garage

- gazebo

- greenhouse (non-commercial)

- spa, hot tub

- storage shed

- studio

- swimming pool

- tennis or other on-site sport court

- workshop

Also includes the indoor storage of automobiles, personal recreational vehicles and other personal property, accessory to a residential use. Does not include second units and carriage houses, which are separately defined.

“Restaurant” means Sale of prepared food and beverages in a ready-to-eat state for on-site or off-site consumption. A dining area may or may not be provided. Vehicle drive-up service is prohibited. The restaurant use may be ancillary to another use.

“Retail” means Establishments engaged in the sale of goods and merchandise.

“Retail” Frontage Line means Frontage Lines that require the provision of a Shopfront, causing the ground level to be available for retail use.

“Rowhouse” means a single-family dwelling that shares a party wall with another of the same type and occupies the full frontage line (syn: Townhouse).

S. DEFINITIONS “S”.

“School” includes the following facilities:

“Elementary, Middle, Secondary” means a public or private academic educational institution, including elementary (kindergarten through 6th grade), middle and junior high schools (7th and 8th grades), secondary and high schools (9th through 12th grades). May also include any of these schools that also provide room and board.

“Specialized Education/Training” means a public or private institution that provides education and/or training, including vocational training, in limited subjects. Examples of these schools include:

- art school
- ballet and other dance school
- business, secretarial, and vocational school
- computers and electronics school
- drama school
- driver education school
- establishments providing courses by mail
- language school
- martial arts
- music school
- professional school (law, medicine, etc.)
- seminaries/religious ministry training facility

Does not include pre-schools and child day care facilities (see “Day Care”). See also the definition of “Studio - Art, Dance, Martial Arts, Music, etc.” for smaller-scale facilities offering specialized instruction.

“Setback” means the area of a lot measured from the lot line to a building facade or elevation. This area must be maintained clear of permanent structures with the exception of: galleries, fences, garden walls, arcades, porches, stoops, balconies, bay windows, terraces and decks (that align with the first story level) which are permitted to encroach into the Setback.

“Sidewalk” means the paved layer of the public frontage dedicated exclusively to pedestrian activity.

“Side Yard Plane” means a height limitation that, when combined with the maximum height, helps define the building envelope within which each new structure or addition must be contained. The side yard plane is an inclined plane, beginning at 15 feet above average grade (or the first story parapet or eave, whichever is higher), as depicted in the development standards for each zone, and extending into the site at a 45-degree upward angle to the horizontal up to the maximum height limit. The side yard plane may further limit the height or horizontal extent of the building at any specific point where the side yard plane is more restrictive than the height limit applicable at such point on the site. The side yard plane shall apply only to side yards of parcels abutting north-south through streets, and shall not apply to the intersection of Thompson Boulevard and Seaward Avenue.

“Single Room Occupancy” (SRO) means a building with single rooms that are made available for rental and that provide sleeping areas with shared bathrooms and kitchens.

“Special Residential” means a use within or comprising any of the following use types as the definitions of same may

be amended from time to time: Group Care Residential (defined in the Zoning Ordinance), Group Care (defined in the Zoning Ordinance), Boarding Houses (defined in the Zoning Ordinance), and Single Room Occupancy (defined in this Glossary).

“Standard Pedestrian Shed” means an area, approximately circular, that is centered on a Common Destination. A Pedestrian Shed is applied to determine the approximate size of a Neighborhood. A Standard Pedestrian Shed is 1/4 mile radius or 1320 feet, about the distance of a five-minute walk at a leisurely pace. It has been shown that provided with a pedestrian environment, most people will walk this distance rather than drive. The outline of the shed must be refined according to actual site conditions, particularly along thoroughfares. (Sometimes called a “walkshed” or “walkable catchment.”) See Pedestrian Shed.

“Story” means a habitable level within a building where ground floor is a minimum of 15 feet in height and upper stories are no more than 14 feet in height from finished floor to floor. Attics and raised basements are not considered stories for the purposes of determining building height.

“Street” (ST) means a local urban thoroughfare of low speed and capacity. Its public frontage consists of raised curbs drained by inlets and sidewalks separated from the vehicular lanes by a planter and parking on both sides. The landscaping consists of regularly placed street trees. This type is permitted within the more urban Transect Zones (T4-T6).

“Streetscape” means the urban element that establishes the major part of the public realm. The streetscape is composed of thoroughfares (travel lanes for vehicles and bicycles, parking lanes for cars, and sidewalks or paths for pedestrians) as well as the visible private frontages (building facades and elevations, porches, yards, fences, awnings, etc.), and the amenities of the public frontages (street trees and plantings, benches, streetlights, etc.).

“Studio - Art, Dance Martial Arts, Music, etc.” means small scale facilities, typically accommodating one group of students at a time, in no more than one instructional space. Larger facilities are included under the definition of “Schools - Specialized education and training.” Examples of these facilities include: individual and group instruction and training in the arts; production rehearsal; photography, and the processing of photographs produced only by users of the studio facilities; martial arts training studios; gymnastics instruction, and aerobics and gymnastics studios with no other fitness facilities or equipment. Also includes production studios for individual musicians, painters, sculptors, photographers, and other artists.

T. DEFINITIONS “T”.

“Terminated Vista” means a location at the axial conclusion of a thoroughfare. A building located at a Terminated Vista designated on a Regulating Plan is required to be designed in response to the axis.

“Thoroughfare” means a vehicular way incorporating moving lanes and parking lanes within a right-of-way.

Townhouse: syn: Rowhouse.

“Transect” means a system of ordering human habitats in a range from the most natural to the most urban as summarized in Chapter 3 of the General Plan. Among other applications of the transect, the SmartCode is based upon six Transect Zones which describe the physical character of place at any scale, according to the density and intensity of land use and urbanism.

“Transect Zone” (T-Zone) means a geographically specific zoning classification established to regulate development patterns in accordance with the transect system. Transect Zones are administratively similar to the land-use zones in conventional zoning ordinances, except that in addition to the usual building use, density, height, and setback requirements, other elements of the intended habitat are integrated, including those of the private lot and building and the enfronting public streetscape. The elements are determined by their location on the Transect scale. The basic T-Zones are: T1 Natural, T2 Rural, T3 Sub-Urban, T4 General Urban, T5 Urban Center, and T6 Urban Core (see Table A).

“Transit Station or Terminal” means a passenger station for vehicular, and rail mass transit systems; also terminal facilities providing maintenance and service for the vehicles operated in the transit system. Includes bus terminals, taxi stands, railway stations, etc.

“Transition Line” means a horizontal line spanning the full width of a facade, expressed by a material change or by a continuous horizontal articulation such as a cornice or a balcony.

“Type” means a category determined by function, disposition, and configuration, including size or extent. There are community types, street types, civic space types, etc. (See also: Building Type.)

U. DEFINITIONS “U”.

V. DEFINITIONS “V”.

W. DEFINITIONS “W”.

Wireless Telecommunications Facility: as defined in Zoning Ordinance Chapter 24.497.

X. DEFINITIONS “X”.

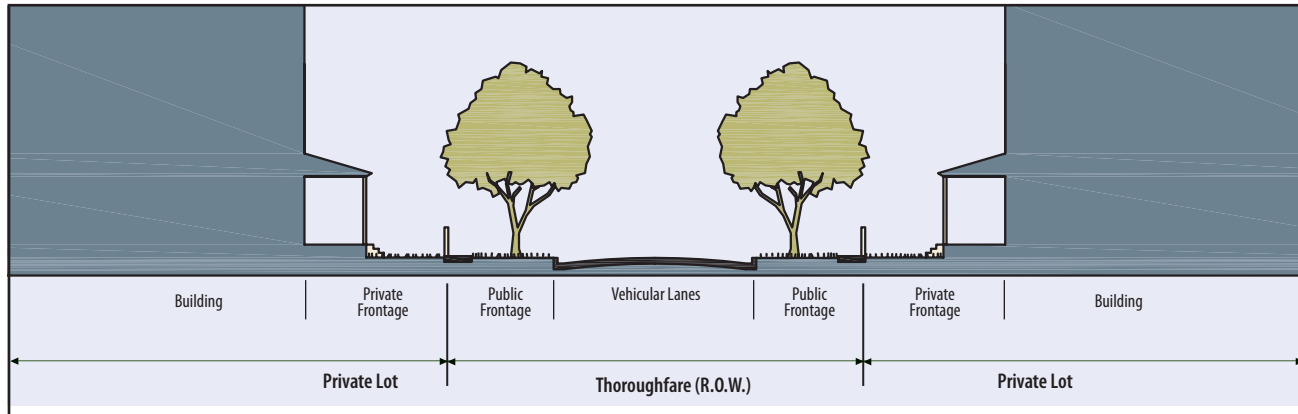
Y. DEFINITIONS “Y”.

Z. DEFINITIONS “Z”.

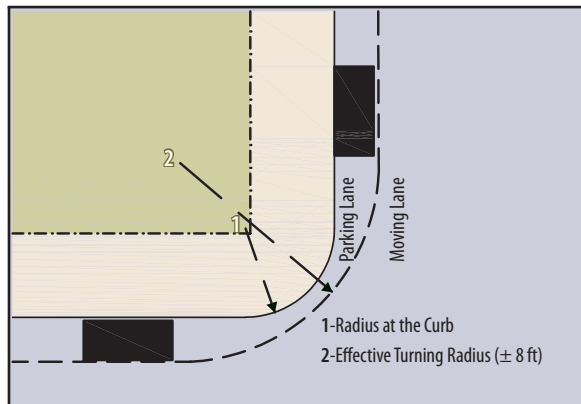
24M.300.030 Definitions Illustrated.

TABLE 1: Definitions Illustrated.

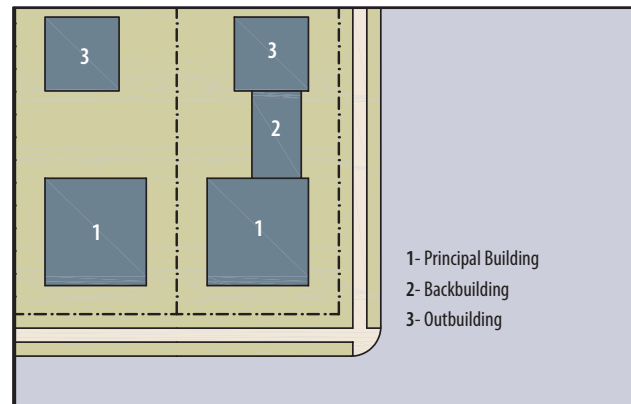
a. THOROUGHFARE & FRONTAGES



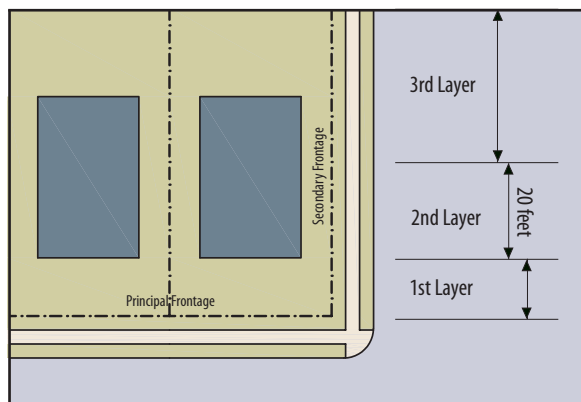
b. TURNING RADIUS



c. BUILDING DISPOSITION



d. LOT LAYERS



e. FRONTAGE & LOT LINES

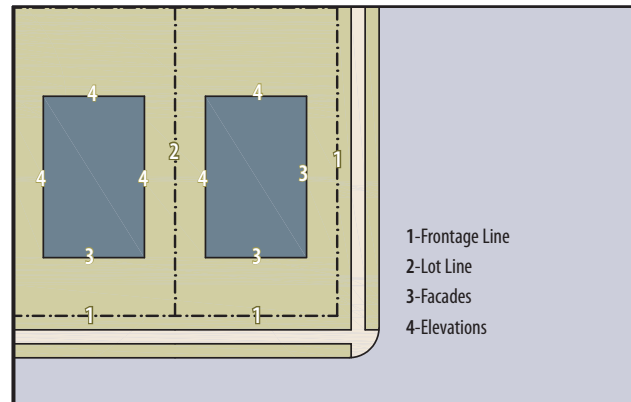
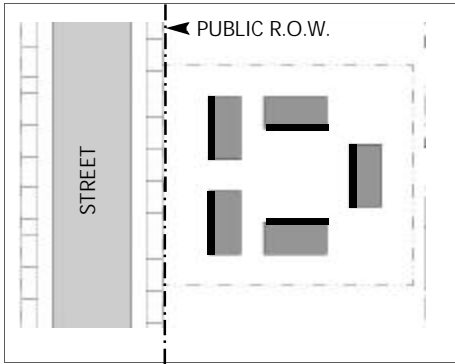
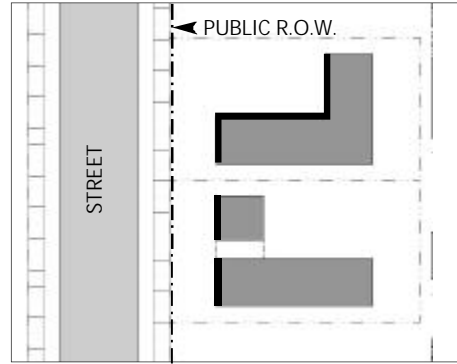


TABLE 2: Definitions Illustrated.

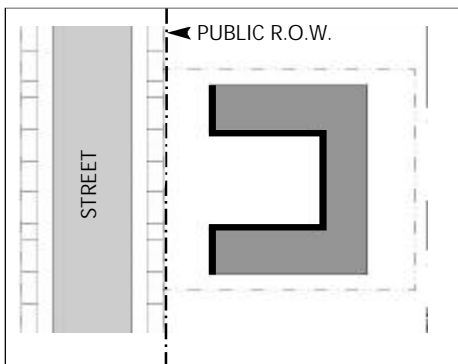
a. COURTYARD HOUSING CONFIGURATIONS



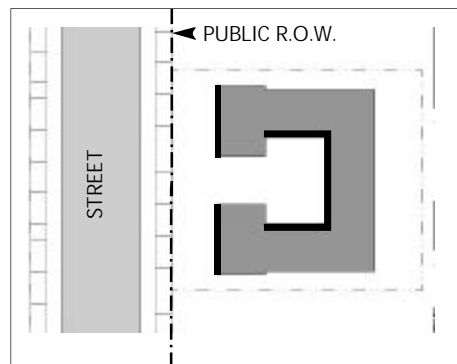
A. Bungalow Court: a Bungalow Court is comprised of individual, detached single-family dwellings oriented around a common courtyard. This type is the least dense and can seamlessly fit into any single-family residential neighborhood.



B. Side Courtyard: a Side Courtyard is defined on one or two sides by attached flats and/or townhouses. The courtyard may be completely open to the street (for a more suburban setting) or be hidden from the street by the building (for a more urban setting).



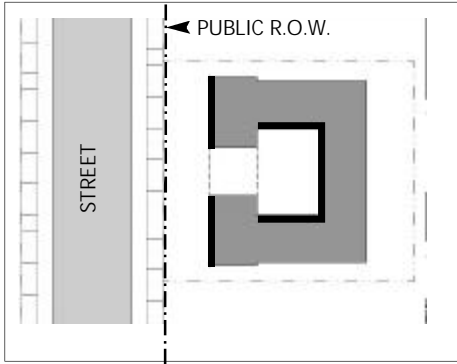
C. Open Courtyard: an Open Courtyard is a court that is surrounded on three sides by a “U” shaped building. The fourth side is completely open to the street.



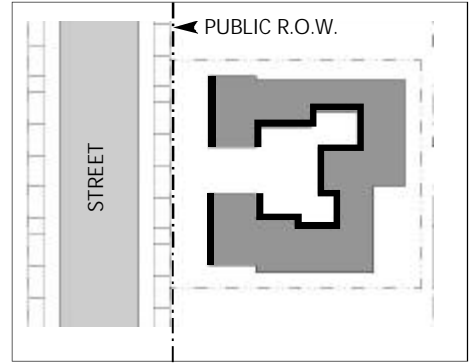
D. Forecourt Courtyard: a Forecourt Courtyard is surrounded by buildings on three sides. The fourth side is partially open to the street, the open, unroofed portion (the forecourt), providing a transition to the street. In this courtyard type, access from the street to the courtyard can be controlled with a gate.

TABLE 2: Definitions Illustrated. (continued)

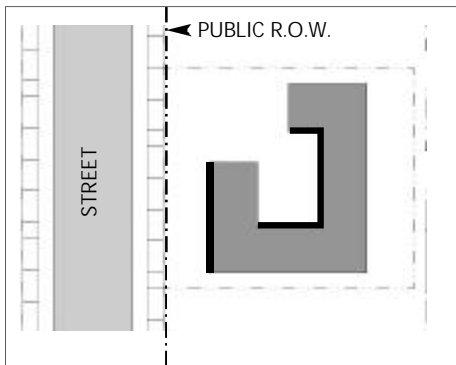
a. COURTYARD HOUSING CONFIGURATIONS



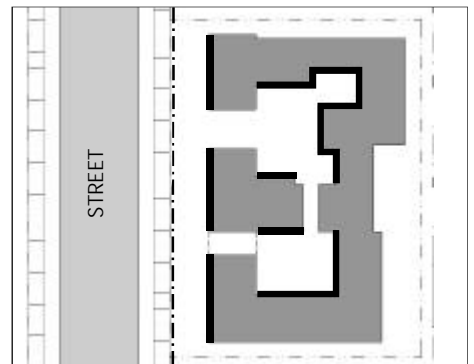
E. Zagan Courtyard: A Zagan Courtyard is very similar to a Forecourt Courtyard, the only difference being that the passageway leading from the court to the street is covered by a roof. The *zaguan*, a covered passage that passes through the building and gives access to the street, can be gated.



F. Composite Courtyard: a Composite Court is a courtyard comprised of a large primary courtyard from which small, secondary patios branch-off. The primary courtyard can be any of the previous attached-dwelling types discussed previously.



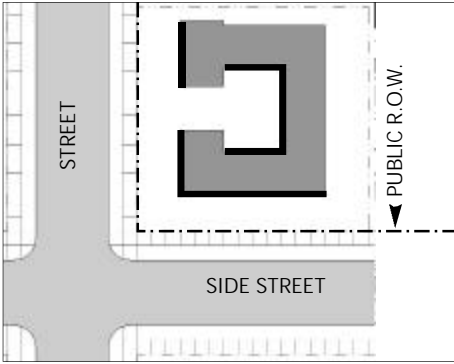
G. Corner Courtyard: a Corner Courtyard places the passageway leading from the street to the courtyard at the corner of the lot. The passageway is open to the sky. Access to and from the courtyard can be controlled with a gate.



H. Multiple Courtyard: a Multiple Courtyard consists of two or more separate courts. Though distinct spaces, these courtyards, comprised of any of the previous types, are connected via public passageways open to the sky or via *zaquans*.

TABLE 2: Definitions Illustrated. (continued)

a. COURTYARD HOUSING CONFIGURATIONS



I. Corner Lot Courtyard: a Corner Lot Courtyard places any of the previous courtyard types at the intersection of two streets. Since this type faces two streets, the side of the courtyard that does not provide access to the street must provide frontages to the the street *and* to the courtyard.

b. BUILDING HEIGHT

