

4.10 GLOSSARY / DEFINITIONS

4.10.01. PURPOSE

This Section provides definitions of terms and phrases used in this Code that are technical or specialized, or that may not reflect common usage. If any of the definitions in this Section conflict with definitions in the UDC or other provisions of the Municipal Code, these definitions shall control for the purposes of this Code. If a word is not defined in this Section, or in other provisions of the City of Santa Clarita Municipal Code, the Director of Community Development shall determine the correct definition.

4.10.02. DEFINITIONS OF TERMS AND PHRASES

A. LAND USE TYPE CLASSIFICATIONS

The land use types listed in Table 4.2-1 shall be defined as provided in UDC 17.42 (Residential Use Types), Section 17.43 (Commercial Use Types), 17.44 (Industrial Use Types), 17.45 (Public and Semi-Public Use Types), 17.46 (Agricultural Use Types), 17.47 (Temporary Use Types), 17.48 (Accessory Use Types), and 17.49 (Development Activities/Miscellaneous Use Types), except for use types that are defined in Subsection B.

B. TERMS AND PHRASES

As used in this Code, each of the following terms and phrases shall have the meaning ascribed to them in this Section, unless the context in which they are used clearly requires otherwise:

Accessory Beer and Wine Sales (on-site consumption): includes accessory beer and wine sales in conjunction with a permitted use. Typical uses may include art galleries or classes, craft businesses, or other activities where beer and wine may be available on-site as an accessory

use, but not a bar or other establishment where alcohol is the primary use. All approvals shall be subject to other applicable regulations, such as those from the California Department of Alcohol Beverage Control.

Accessory Dwelling Unit: An attached or a detached residential dwelling unit that provides complete independent living facilities for one (1) or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. Refer to UDC 17.42.010.

Accessory Outdoor Storage for a Permitted Non-Residential Use: limited only to accessory outdoor storage for permitted or conditionally permitted uses. All storage shall be screened from public view. This category specifically excludes those uses listed in UDC 17.44.010.13 (Outdoor Storage). Storage buildings shall be stylized and finished with wood, stucco, tile, or other durable materials that are consistent with the primary structure. Metal storage containers are not permitted unless they are refurbished and articulated to match the architecture of the primary structure.

Accessory Structure: Such buildings and structures, including freestanding shade awnings, sheds, pergolas, garages and other attached, semi-attached and outbuildings, shall be consistent and compatible with the primary dwelling unit in terms of architecture, finish materials, and color. The roof slope of new accessory structures should be consistent with the primary structure. Accessory structures with roof pitches of less than two to twelve (2:12)

may be approved through the issuance of an Administrative Permit. See UDC 17.48.010 and UDC 17.57.040.

Accessory Use: a use that is incidental, related, appropriate, and clearly subordinate to the main use of the lot or building. Refer to UDC 17.48.010.

Adult Business: a business as defined in UDC 17.11.020 and that is subject to Section 17.61 of the UDC (Adult Business Regulations).

Alcohol Beverage Sales: alcohol sales is specifically governed by UDC 17.66.020 (Alcohol Sales).

Alley: a public or private right-of-way, not less than 20' wide, that provides off-street service access to commercial buildings or residences. Should an alley be utilized as part of a project's parking plan and/or used for primary or major public access, the alley shall be considered a drive aisle and shall have a required minimum width of 26 feet.

Ambulance or Paramedic Dispatch: includes ambulance dispatch activities as listed in UDC 17.45.010.9.g (Ambulance and Paramedic Dispatch).

Animal Day Care: includes uses listed in UDC 17.43.010.3.d.

Animal Keeping: For Educational Purposes (Large or Small): includes uses listed in UDC 17.46.010.5. Uses in this category shall also be subject to the provisions for animal keeping listed in UDC 17.62.020 (Keeping of Large Animals) and UDC 17.62.030 (Keeping of Small Animals).

Animal Keeping, Small Animals: includes uses listed in UDC 17.46.010.4. The keeping of small animals such as sheep, goats, dogs, rabbits, birds and similar animals is permitted as set forth in UDC 17.62.030.

Animal Uses, Prohibited: includes uses listed in UDC 17.43.010.3.b (Animal Menagerie), 17.45.010.14 (Zoos), 17.46.010.4.a (Beehives), 17.46.010.4.b (Dairies), 17.46.010.4.c (Feedlot, Livestock), 17.46.010.4.d (Hog Ranch), 17.43.010.e (Large Animals), 17.43.010.3.f (Riding Academies), 17.43.010.3.h (Stables, Commercial), 17.46.010.4.g (Wild, Exotic, or Educational Purposes), and 17.46.010.7 (Wildlife Preserves and Sanctuaries).

Animal Uses, Restricted: includes uses listed in UDC 17.43.010.3.a (Animal Crematory), and 17.43.010.3.c (Animal Shelter). These uses require a Conditional Use Permit and are only allowed in the Creative/Business zone.

Antique, Collectible, or Vintage Clothing Store: a retail store that sells any of the following: antiques, curios, gifts and souvenirs, and collectible items including sports cards and comic books. This use classification may also include fashion boutiques that sell a mix of new and used items, including consignment items, that do not fit the traditional definition of second hand or used merchandise stores.

Apartment: a dwelling sharing a building and a lot with other dwellings and/or uses. Apartments may be for rent or for sale as condominiums.

Apparel Boutiques: establishments primarily engaged in the sale of clothing, shoes and accessories. Apparel Boutiques may include

vintage clothing or higher-end retail sales of reconditioned items but specifically exclude those uses listed under Secondhand Stores or Thrift Stores.

Art Gallery: includes establishments where art is displayed, typically for purchase. Art Galleries may include accessory services such as framing, small gatherings, receptions, and possibly classes. Instructional uses, if any, shall be subject to the appropriate entitlement permit.

Art Supply Store: typically includes businesses that sell art supplies. Such firms may include other services such as framing and may include certain instructional uses. Instructional uses, if any, shall be subject to the appropriate entitlement permit.

Artisan/Craft Product Manufacturing: this use pertains to skilled trades and craftspersons who build, fabricate, manufacture, or otherwise create goods for sale. This use does not include art or craft studios where “artists”, rather than those involved in skilled trades (carpentry, metal fabrication, etc.), create art and wares for sale.

Artisan Goods, Furniture, and Specialty

Stores: pertains to uses where artisans sell their creations and products. These uses differ from Artisan/Craft Product Manufacturing in that the primary focus is retail and selling, not manufacturing, although limited assembly and reconditioning may be permitted.

Arts & Entertainment-Oriented Retail: includes those retail and service establishments that provide goods and services in support the Newhall Arts & Entertainment District. Such uses may include escape rooms, businesses engaged

in group art, crafts, and other businesses that provide unique or specialized services, goods, or experiences. The Director of Community Development shall determine if this category applies to a proposed retail or service use.

Assembly: involves the assembling of smaller components into larger products. This category applies to various light-industrial, non-noxious and non-impactful uses typically associated with business park activities. Permitted assembly uses shall not create odors, noise, undue traffic impacts, or other nuisances that could impact surrounding properties. See UDC 17.44.010.1.

ATM: Automated Teller Machine. An ATM is permitted in any commercial zone in the OTNSP. ATMs that are associated with banks and credit unions (defined as institutions with deposit accounts insured by federal agencies such as the FDIC or NCUA) may be located on the street as an accessory use to the bank use. Where no physical bank office or branch is present, a stand-alone ATM that is associated with a bank or credit union may be allowed subject to the issuance of a Conditional Use Permit. In cases of ATMs that are associated with non-banking businesses such as convenience stores, restaurants, etc., the ATM shall be located entirely inside the business. Signage for ATMs shall not be permitted, except as an accessory use to a bank or credit union or with a Conditional Use Permit such as in the case of a stand-alone ATM that is affiliated with a bank or credit union.

Auction Facilities: includes uses listed in UDC 17.43.010.4.a and 17.43.010.4.b.

Automobile/Light Truck Sales and Services: includes all uses listed in UDC 17.43.010.27.a,

except for Subsection 2 (Commercial Storage), Subsection 3 (Fuel Sales), and Subsection 6 (Wash).

Auto Supply and Accessory Store: includes auto parts, auto supplies, and accessories. May include body accessories, audio sales, alarm sales, etc. Installation of items sold is permitted provided all activities occur indoors and any vehicles awaiting service are parked behind the retail use, screened from public view.

Bakery: includes business where cakes, pastries, cookies, breads, or other baked goods are created and sold. Such businesses may also sell other food items and/or operate with traits and properties of a restaurant or similar food uses. Typical uses include bagel shops, donut shops, cake bakeries, cookie stores, cupcake stores, etc.

Banks/Credit Unions: includes financial institutions including: banks, credit unions, savings and loans, and similar firms. This classification specifically excludes Check Cashing/Currency Transfer Services.

Banquet Facility: includes uses listed in UDC 17.43.010.9.a.

Bar: includes establishments used primarily for the sale or dispensing of alcoholic beverages for on-site consumption that are not part of a restaurant. See UDC 17.43.010.9.b.

Bicycle Path (also Class I bicycle facility or shared-use path): A bikeway that provides a completely separated and off-street right-of-way designated for the exclusive use of bicycles and pedestrians with crossflows by motorists minimized.

Bicycle Lane (also Class II bicycle facility): A bikeway that provides a restricted right-of-way designated for the exclusive in-street use of bicycles with through travel by motor vehicles or pedestrians prohibited, but crossflows may be allowed.

Bicycle Route (also Class III bicycle facility): A bikeway that designates shared travel of bicycles and motor vehicles denoted by signs or pavement markings, such as shared-lane markings (or “sharrows”).

Bicycle Shop: includes establishments primarily engaged in the sale of bicycles and accessories. This category also includes shops that sell electric bicycles and may be considered for stores that sell other personal mobility devices, motorized or non-motorized, that do not fit the technical definition of bicycles.

Block: the aggregate of private lots, passages, common drives and lanes, circumscribed by thoroughfares.

Boat/Camper/RV Sales and Services: includes all uses listed in UDC 17.43.010.27.b, except Subsection 1 (Commercial Storage).

Book Stores/Reading Rooms: consists of establishments that primarily sell books, magazines, and printed materials. Such uses may include space for customers to lounge while reading, and may provide accessory services such as food or meeting space for discussion groups. This use category specifically excludes Adult Businesses as defined in UDC 17.11.020.

Bottling Plants: includes those uses listed in UDC 17.44.010.2.

Building Footprint: the maximum envelope available for placing a building on a lot.

Building Height: the vertical dimension from the finish grade or lowest point of the building, structure or wall exposed above the ground surface, whichever is lower, to the highest point of the roof, parapet wall or uppermost part. Vents or utility service structures shall not be included in the measurement of vertical dimensions.

Building Height in Excess of 35': applies to projects that exceed the 35' threshold. This provision does not apply to full block development, projects developed under the Mixed-Use Ordinance, or other development standards that allow for increased height in a particular zone.

Building and Landscape Material Sales: includes those activities listed in UDC 17.43.010.21.a (Building Materials Stores).

Building Type: a structure defined by the combination of configuration, placement and function. The types used in this Specific Plan (see Section 4.3) are listed below:

House: a structure typically occupied by one primary residence on a single lot.

Duplex, Triplex, and Quadplex: these structures are multiple dwelling forms that are architecturally presented as large single-family houses in their typical neighborhood setting.

Rowhouse: an attached structure occupied by multiple dwelling units, each occupied by one primary residence, arrayed side-by-

side, or a group of detached structures with minimal separations between structures.

Live/Work: an integrated residence and working space, occupied and utilized by a single household in a structure, either single-family or multi-family, that has been designed or structurally modified to accommodate joint residential occupancy and work activity.

Stacked Dwellings: a vertically-stacked structure of single-floor residences of similar configuration.

Commercial Building: a building designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences.

Flex Building: a detached or attached structure (either new or adaptively reused) intended for artisanal industrial activity and sale of products made on-site.

Business Support Services: includes establishments primarily engaged in rendering services to business activities and commerce for a fee or on a contract basis. Services typically include, but are not limited to, advertising, blueprinting, computer related services, office equipment maintenance and repair, office equipment sales and rental, mailing and shipping, photocopying, desktop publishing, etc. See UDC 17.43.010.6.

Call Centers: includes uses listed in UDC 17.43.010.18.a.

Caretaker Residence: includes permanent or temporary housing that is secondary or

accessory to the primary nonresidential use on the same property. Caretaker's housing shall be used exclusively for occupancy by a caretaker for security or monitoring of the primary use. Caretaker residences shall comply with the parking standards for single-family residential uses. See UDC 17.42.010.

Carpet and Flooring Stores: includes businesses that specialize in carpet, tile, linoleum, wood, or other flooring materials.

Carports: includes uses listed in UDC 17.48.010.3. Carports are not typically permitted in OTNSP zones due to form-based code and design requirements. In instances where carports may be considered on residential or commercial properties, they shall be located at the rear of the property, out of public view, screened to the greatest extent possible. Carports with solar panels are permitted in all zones subject to an Administrative Permit but may not be used for required parking for single-family residences.

Carwash, Accessory Automated: involves an accessory, automated carwash in conjunction with a Fuel Sales use. No attendants are permitted, and all aspects of the washing process shall be automated. Self-service vacuuming and drying may be allowed, provided stalls for such purposes are screened from public view.

Carwash, Manual/Self Service: includes a facility with washing bays where customers wash, dry, vacuum, and/or detail their vehicles. Manual/Self-Service carwash uses are prohibited in all OTNSP zones.

Carwash, Full Service: includes uses listed

in UDC 17.43.010.27.a.6.b. These uses are prohibited in all OTNSP zones.

Catering Establishment: includes uses and activities listed in UDC 17.43.010.9.c (Catering Establishments). Accessory uses directly related to a catering service business such as the parking of vehicles associated with the business may be allowed subject to compliance with relevant development standards listed in the OTNSP or UDC. This category does not preclude a legally permitted restaurant from providing catering service as an accessory use.

Check Cashing/Currency Transfer Services: includes businesses that primarily deal in cashing, currency transfer, or money lending ("payday loan") services. These uses differ from Banks/Credit Unions or Financial Services in that they are typically not affiliated with federally insured financial institutions or brokerage/trading firms and are located in store front retail spaces. Uses in this category are only permitted in the COR zone.

Child Day Care, Large or Small Family Day Care Home: includes uses listed in UDC 17.42.010.5.a-b. A "Family Day Care" home may have up to six (6) non-related adults or up to fourteen (14) children. For the purposes of this code, the terms "Residential Service/Care Home" and "Child Day Care: Large or Small Family Day Care Home" are synonymous.

Children's Indoor Play Facility: includes those uses listed in UDC 17.43.010.19.e(8) where the primary business model is based on children using a facility for parties, play time, or recreation, for a fee. This category does not include ancillary or accessory play areas associated with a primary

use such as a restaurant or office.

City: refers to the City of Santa Clarita or its designated reviewing authority or agency.

Civic: the term defining not-for-profit organizations dedicated to the arts, culture, education, government, transit and municipal parking facilities.

Civic Space: an open area dedicated for public use, typically for community gatherings. Civic spaces are defined by the combination of certain physical constants defined by the relationship between their intended use, their size, their landscaping and their adjacent buildings.

Cleaning and Dying Plants: includes those uses listed in UDC 17.44.010.3.

Coffee Shop/Diner: a business that specializes in breakfast and lunch, sometimes dinner, typically having a combination of counter, booth, and table seating. Coffee Shops and Diners may be open 24 hours in some instances and often differ from other full and limited service restaurants by being more casual and familiar. This category may also include coffee houses or bakeries that provide seating.

Colonnade: a series of columns similar to an arcade but spanned by straight lintels rather than arches, linked together, usually as an element of a building.

Common Yard: the type of yard most associated with residential development, characterized by one yard visually connecting with the adjacent yard(s).

Community Assembly: includes the activities

typically performed by, or at, institutions listed and defined in UDC 17.45.010.1.a-c. Such uses may include, but are not limited to, churches, temples, synagogues, other places of worship, public or private nonprofit clubs, lodges, fraternal organizations, meeting halls, and community centers.

Community Care Facility: includes those uses as defined in UDC 17.42.010.2. See also "Medical Services: Extended Care."

Corporation Yards: includes uses listed in UDC 17.45.010.9.b.

Counseling/Lifestyle Management: generally refers to counseling uses, including small groups, where patrons receive counseling and advice for such things as weight management, support, lifestyle coaching, nutrition, etc. Uses associated with this category resemble office-type activities rather than medical office uses. This category does not include instructional uses such as instructional schools, physical fitness coaching, tutoring, etc.

Curb: the edge of the vehicular pavement detailed as a raised curb or a swale. The curb usually incorporates the drainage system.

Day Care Center, Child or Adult: includes those uses and activities listed in UDC 17.43.010.8 (Day Care Centers).

Delicatessen: a food establishment, with or without seating, that sells meats, salads, cheeses, breads, and prepared dishes, hot or cold, for on- or off-site consumption. Delicatessens ("delis") often specialize in sandwiches but may also sell specialized food products and even non-food merchandise. This classification does not pertain

to butcher shops, which is a business that deals primarily in dressing and cutting meats, using a carcass or large pieces of meat to create small cuts, ground mixtures, or other products and are prohibited.

Density: the number of dwelling units within a standard measure of land area, usually as units per acre.

Design Review: refers to the appropriate City review and entitlement process for a project. This may include an Administrative Permit, Architectural Design Review Permit, Development Review Permit, Minor Use Permit, Conditional Use Permit, etc.

Design Speed: the velocity at which a Thoroughfare can be comfortably driven without the constraints of signage or enforcement. There are 4 ranges of speed: Very Low: below 20 miles per hour (MPH), Low: 20-25 MPH, Moderate: 25-35 MPH and High: above 35 MPH. This factor determines the character and context for a particular segment of the thoroughfare system.

Developable Areas: those areas of a site that are not designated or required open space.

Discount Store: includes those uses listed in UDC 17.43.010.21.d.

Distribution: includes those uses listed in UDC 17.44.010.5.

Distribution Showroom: includes those uses listed in UDC 17.44.010.6.

Downtown Newhall Specific Plan (DNSP): the former name of the Old Town Newhall Specific Plan. Any references to the Downtown Newhall

Specific Plan should be interpreted as referring to the Old Town Newhall Specific Plan. The original DNSP was adopted in December 2005.

Drive-Through Service: includes any business or activity with a drive-up window where customers order and are served without leaving their vehicles. Drive-through service is typically associated with fast-food restaurants, pharmacies, food stores, convenience stores, and bank ATMs. While existing, active, legally permitted drive-through lanes may remain within the Old Town Newhall Specific Plan area, new drive-through lanes shall not be permitted.

Driveway: a vehicular lane within a lot, usually leading to a garage. A driveway may be used for parking, providing that it is no more than 18 feet wide.

Dwelling, Multi-Family: see the descriptions of building types in Section 4.3. (Building Type Standards and Architectural Style Guidelines).

Dwelling, Multi-Family Duplex, Triplex, Quadplex: see the descriptions of building types in Section 4.3. (Building Type Standards and Architectural Style Guidelines).

Dwelling, Multi-Family Rowhouse: see the descriptions of building types in Section 4.3. (Building Type Standards and Architectural Style Guidelines).

Dwelling, Multi-Family Stacked Dwellings: see the descriptions of building types in Section 4.3. (Building Type Standards and Architectural Style Guidelines).

Dwelling, Single-Family: see the descriptions of building types in Section 4.3. (Building Type

Standards and Architectural Style Guidelines).

Elevation (Building): the exterior walls of a building not along a frontage. Also referred to as “Façade” when the elevation is along a frontage line.

Entrance (Principal): the principal point of access of pedestrians to a building. In the support of pedestrian activity, the principal entrance should be oriented to the frontage/street rather than to a parking area.

Equipment Rental (Indoor Only): includes establishments and uses that are involved primarily in the rental of equipment and goods. Such uses generally include party rentals but may also include similar uses that involve renting of goods from an indoor space (typically an office or showroom). Any outdoor storage shall be subject to the permitting and development standards listed in this Code (see Table 4.2-1). This use classification expressly prohibits activities listed in UDC 17.43.010.21.f (Equipment Rental Yards).

Façade: the exterior wall of a building that is set along a frontage line. Facades support the public realm and are subject to frontage requirements additional to those required of elevations.

Family Day Care Home: see “Residential Service/ Care Home.”

Farmer’s Market: includes uses listed in UDC 17.46.010.2.a and 17.46.010.2.b.

Financial Services: includes investment services, financial advisors, and other related professional services typically engaged in investment advice and wealth management. Such uses are generally located in office buildings. Financial

Services uses are permitted by right in the Arts & Entertainment zone if located on the second-floor or situated behind the primary first-floor use. A Minor Use Permit shall be required for office spaces directly fronting Main Street. This category does not include Check Cashing/ Currency Transfer Services.

Flood Control Facilities: includes uses listed in UDC 17.45.010.9.c.

Flower Shop/Florist: includes businesses typically engaged in the arrangement of flowers and plants. Typical uses include onsite retail sales of flowers and house plants, delivery, and may include limited instruction. Instructional uses, if any, shall be subject to the appropriate entitlement permit.

Food Processing: includes those uses listed in UDC 17.44.010.7.

Fraternity House: includes buildings containing sleeping rooms, bathrooms, common rooms and a central kitchen and dining room maintained exclusively for fraternity/sorority members and their guests or visitors and affiliated with an institution of higher learning. Parking shall be calculated .75 spaces per bed. This category includes all uses and standards associated with uses listed in UDC 17.42.010.5 (Fraternity and Sorority Houses).

Fuel Sales (Expansion of Existing Uses Only): includes uses listed in UDC 17.43.010.27.a.3. Additional development standards are found in UDC 17.63.030 (Fuel Sales). A Fuel Sales use is only allowed on corner parcels in the Corridor zone. This category is intended to accommodate existing businesses and is not intended to permit

additional fuel sales uses. Any buildings or canopies shall comply with OTNSP architectural standards and all ancillary equipment shall be screened from public view. This use specifically excludes electric vehicle charging stations which are permitted by right in all OTNSP zones.

Furniture, Appliance, and Equipment Store: includes stores with showrooms or other public shopping areas larger than 1,500 square feet that sell household appliances, furniture, and other large, common, home goods. This use category specifically excludes shops that sell craft furniture, artisan goods, specialized equipment, or items that support arts and entertainment uses.

Furniture and Fixtures Manufacturing, Cabinet Shop: includes workshops and industrial-type tenant spaces and buildings that are involved primarily in the manufacturing of furniture, fixtures, and other activities that fall under the “light manufacturing” category listed in Table 4.2-1 of this Code and/or UDC 17.44.010.11.a (Manufacturing, Light).

Furniture Upholstering: includes those uses listed in UDC 17.44.010.8.

Gambling Uses: includes uses listed in UDC 17.43.010.11.

Garden Supply Store: includes general retail uses that deal primarily in garden supplies. This use differs from a Plant Nursery or other uses in that the primary focus of the business centers on the retail sales of garden supplies themselves (tools, accessories, outdoor furnishings, specialty horticulture interests, etc.) and not on the sale of live plants. Live plants may be available for

purchase as an accessory use to the primary business. This use excludes hydroponics and similar uses that are included in Retail Sales, General.

Grooming and Pet Stores: includes uses listed in UDC 17.43.010.3.e.

Gun Store: includes uses listed in UDC 17.43.010.21.k (Gun Stores). Such uses also include establishments that sell ammunition. This use category includes both onsite and Internet/mail order sales (if applicable).

Hard Liquor Sales (Accessory Retail Use): allows for the accessory sale of hard liquor and spirits in conjunction with another permitted or conditionally permitted use. In the Arts & Entertainment zone, hard liquor and spirits shall typically be limited to 10% of an establishment’s shelf space. Additional shelf space, alternative display options, or other proposals may be allowed subject to the issuance of a Conditional Use Permit.

Health/Fitness Club: includes uses listed in UDC 17.43.010.19.e.3.

Heavy Equipment Sales and Services: includes all uses listed in UDC 17.43.010.27.c. These uses are not permitted in any OTNSP zone.

Helipad: includes uses listed in UDC 17.45.010.2.

Hobby Stores/Game Stores: includes retail establishments that focus on a particular hobby, pastime, or games. Typical uses include stores centered on scrapbooking, puzzles, or board games. These uses may overlap with stores in the Specialty Retail Stores category.

Holiday Sales: includes uses listed in UDC 17.47.010.3.

Home-Based Cottage Food Operation: includes uses listed in UDC 17.42.010.6. Cottage food uses are subject to the standards listed in UDC 17.66.020 (Cottage Food Operations).

Home Occupation Business: defined in UDC 17.42.010.7. These uses include businesses which are incidental and accessory to a residential use and do not include the storage of materials of any kind or product manufacturing of any kind. See UDC 17.65.

Hookah Bar/Cigar Club: includes those uses listed in UDC 17.43.010.12. For the purposes of this Code, lounges that are focused on electronic cigarettes or other means of vapor-inhalation shall be considered as part of the Hookah Bar/Cigar Club classification.

Horticulture: For Commercial Sale: includes all uses listed in UDC 17.46.010.1.b. Nothing in this category prevents a restaurant or food use in a commercial zone from growing herbs, vegetables, or fruit for onsite consumption as part of regular food service operations. The intent of this definition is to regulate commercial agriculture and horticulture uses, not to prevent incidental and specialty horticulture activities associated with a particular restaurant or business.

Horticulture: Residential Use Only: includes all uses listed in UDC 17.46.010.1.a.

Horticulture: Within Public Utility Easements: includes all uses listed in UDC 17.46.010.1.c.

Hospital Services: includes those uses listed in

UDC 17.45.010.4 (Hospital Services).

Health/Fitness Facility: includes health clubs, fitness clubs, gyms, and other establishments where patrons share common exercise areas, group workout classes, team sports or drills in an organized environment. See UDC 17.43.010.19.e.3. This use classification does not include businesses that primarily focus on personal, one-on-one, training and conditioning where a trainer works with patrons in an individual manner or in a small setting with five or fewer patrons/customers on the premises at any one time (see "Personal Services").

Incidental Services for Employees: includes uses listed in UDC 17.48.010.4. Typical uses include services offered to employees on a site occupied by a permitted or conditionally permitted use such as day care, recreational facilities, showers, and locker rooms.

Infill Development: a site seamlessly developed within an existing urban fabric, balancing, completing and/or repairing the surrounding areas.

Inside Turning Radius: the curved edge of a thoroughfare at an intersection, measured at the inside edge of 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. Control of the curb radius is an important variable in the fostering of a pedestrian-friendly environment.

Instructional School: Art, Dance, Martial Arts, Music, Tutoring, etc.: includes, but is not limited to, those vocational, instructional, or other specialized schools, studios, or establishments

listed in UDC 17.43.010.24.a and b. Instruction in art, dance, martial arts, music, and similar disciplines that includes no more than five patrons in the building at any one time during the instruction period, qualifies as one-on-one instruction and is considered a “Personal Services” use as listed in Table 4.2-1.

Jewelry Stores: refers to establishments that sell jewelry, adornments, and other fashion accessories. Such stores may include repair services. This category may also overlap other specialty retail stores such as watch shops.

Kennels: includes uses listed in UDC 17.43.010.3.f.

Laboratories: includes chemical, dental, electrical, optical, mechanical, and medical laboratories and includes facilities that provide research and investigation of the natural, physical, or social sciences, which may include engineering and product development (see UDC 17.44.010.9). Laboratory uses are best suited for the Creative/Business.

Large Truck Sales and Services: includes uses listed in UDC 17.43.010.27.e. These uses are prohibited in any OTNSP zone.

Library, Museum: includes museums and libraries, whether public or private. See Sections 17.45.010.5 and 17.45.010.8 of the UDC.

Liquor Store: a retail store that primarily sells wine, beer, and/or spirits, that may specialize in one or more of the above, and may also sell convenience merchandise including food products. See UDC 17.43.010.21.l (Liquor Stores). For the purposes of the Old Town Newhall Specific Plan, a retail establishment

qualifies as a Liquor Store if more than 10% of its retail shelf space is devoted to hard liquor or spirits sales.

Live Entertainment: includes any live show, performance, singing, dancing, or artistic interpretation provided for the amusement of one (1) or more persons but does not alter the nature and function of the primary use.

Live Entertainment, Accessory Background

Music: this category includes no more than two musicians, providing background music as an accessory use for restaurants or other uses. This category differs from Live Entertainment in that musicians perform in the background, such as a non-singing acoustical guitarist or pianist/keyboard player who performs at a restaurant. Music is typically quiet and provided for the enjoyment of dining patrons. This category does not apply to musicians or entertainers who are top-billed or featured by the venue such as bands, disc jockeys, karaoke hosts, etc.

Live/Work: see “Building Type.”

Lodging: Bed & Breakfast Inn (B&B): includes uses listed in UDC 17.43.010.13.a.

Lodging: Hotel or Motel: includes uses listed in Sections 17.43.010.13.b-c of the UDC.

Lot: a separately platted subdivision of land held privately, usually intended for the purposes of building.

Lot Line (also Parcel Boundary): the boundary that legally and geometrically demarcates a lot. Such lines appear graphically on a tract map or development permit site plan.

Lot Width: the length of the principal frontage line.

Maintenance Service: Client Site Services: includes businesses that maintain buildings and properties for others, including “handyman” or general cleaning types of activities. Such uses typically contain a central office for business purposes, a standard parking lot for customers, and a screened parking area for employees and service vehicles. This use differs from a “Construction Contractor/Contractor Storage Yard” in that a Maintenance Service use is focused primarily on property maintenance and minor building repairs, not major construction, thereby eliminating the need for large equipment and materials storage. Vehicles are typically limited to vans and pick-up trucks. Materials storage would typically be housed inside an industrial space (high-bay, warehouse, etc.). Any outdoor storage is subject to the development requirements of this Code.

Manufacturing/Processing, Heavy: includes facilities engaged in the mechanical or chemical transformation of raw materials or substances into new products or product components and may include the assembly of the new products. For the purposes of this Code, Heavy Manufacturing consists of those uses listed in UDC 17.44.010.11.b (Manufacturing, Heavy).

Manufacturing/Processing, Light: includes facilities engaged in the mechanical or chemical transformation of raw materials or substances into new products or product components and may include the assembly of the new products. For the purposes of this Code, Light Manufacturing consists of those uses listed in UDC 17.44.010.11.a (Manufacturing, Light).

Marijuana/Cannabis Sales: includes cooperatives, businesses, vending machines, mobile delivery services, or any other establishment that distributes, sells, exchanges, processes, delivers, gives away, or cultivates marijuana. See UDC 17.11.020 (Definitions), 17.43.010.7 (Commercial Cannabis Facilities) and 17.51.005 (Cannabis Standards).

Marquee Sign: means any sign affixed to the perimeter or border of a permanently roofed structure constructed as part of a building and protruding over public or private sidewalks or rights-of-way. These signs are to identify movie or live performances/theaters and shall be considered wall signs for the purpose of regulation.

Media Production: Office or Storefront Type: includes uses listed in UDC 17.44.010.15 (Studios, Recording) that pertain to movie, music, radio, and television production. Uses envisioned under “Office or Storefront” type of media production include non-soundstage and studio/film rental business use types that would typically be found in office and commercial buildings and not on a back lot or in industrial soundstages. On Main Street, unless otherwise allowed through the issuance of a Minor Use Permit, this type of use shall not be located on the ground floor of a building unless located behind a primary use that is permitted at the front of the building.

Media Production: Soundstage Type: includes uses listed in UDC 17.44.010.15 (Studios, Recording) that pertain to movie, music, radio, and television production. This classification includes all uses listed and envisioned under “Media Production—Office or Storefront Type.”

Medical Marijuana Dispensary: includes those uses and activities listed in UDC 17.43.010.15 (Medical Marijuana Dispensary).

Medical Services: Clinic, Urgent Care: a facility other than a hospital where medical, mental health, surgical and other personal health services are provided on an outpatient basis. Examples of these uses include:

- Medical offices with five or more licensed practitioners and/or medical specialties
- Out-patient care facilities
- Urgent care facilities
- Other allied health services

These facilities may also include incidental medical laboratories. Counseling services by other than medical doctors or psychiatrists are included under “Professional Offices” and/or “Counseling/Lifestyle Management” uses.

Medical Services: Doctor Office: a facility other than a hospital where medical, dental, mental health, surgical, and/or other personal health care services are provided on an outpatient basis, and that accommodates no more than four licensed primary practitioners (for example, chiropractors, medical doctors, psychiatrists, etc., other than nursing staff) within an individual office suite. A Medical Services, Doctor Office use is permitted in the Arts & Entertainment Zone only on an upper floor or behind the primary ground floor use.

A facility with five or more licensed practitioners is instead classified under “Medical Services: Clinic, Urgent Care.” Counseling services by

other than medical doctors or psychiatrists are included under “Professional Offices” and/or “Counseling/Lifestyle Management” uses.

Medical Services, Extended Care: Residential facilities providing nursing and health-related care as a primary use with in-patient beds. Examples of these uses include: board and care homes, convalescent centers, extended care facilities, and skilled nursing facilities. Uses and activities typically include those listed in UDC 17.42.010.3 (Community Care Facility) and 17.42.010.12 (Residential Health Care Facility). Long-term, small-scale, residentially-oriented personal care facilities that do not emphasize medical treatment are included under “Residential Service/Care Home.” This classification specifically excludes those uses listed in UDC 17.45.010.4 (Hospital Services) and 17.45.010.10 (Rehabilitation Facility).

Mercado: refers to a central, permanent, market place, typically enclosed, that serves as a community focal point and hub. Booths, carts, or stalls are rented by individual retailers, food uses, or service providers. Mercado uses may include occasional live entertainment or periodic accessory community assembly uses (outdoor movies, concerts, festivals, etc.).

Mobile Home Park: includes uses listed in UDC 17.42.010.11.

Motorcycle Sales and Services: includes all uses listed in UDC 17.43.010.27.d (Motorcycles Sales and Services).

Moving and Storage Facilities: includes those uses listed in UDC 17.43.010.25 (Storage, Self) and 17.44.010.12 (Moving and Storage Facilities).

Self-storage facilities shall be designed in accordance with UDC 17.66.110 (Self Storage Facilities).

Mortuary, Funeral Home: includes facilities primarily engaged in the short-term storage, embalming, and/or commemoration of human remains as listed in UDC 17.43.010.10 (Funeral Homes). A crematory that is directly associated with a mortuary or funeral home can be allowed subject to the issuance of a Conditional Use Permit. Crematories are defined in UDC 17.44.010.4 (Crematory).

Murals: see Section 4.5 (Sign Regulations). Murals are not governed by this Code in terms of artistic style or content; however, a Temporary Use Permit is required with conditions of approval to ensure that a mural or building covering is safe, structurally sound, will be maintained during the life of the artwork, and that the building will be returned to its original condition when the artwork is removed.

Music/Musical Instrument Stores: includes stores that specialize in sheet music, instruments, etc. Such uses may include accessory instructional uses subject to the appropriate entitlement permit.

Neighborhood Market/Convenience Store: a neighborhood -serving retail store of 3,500 square feet or less in gross floor area, which carries a range of merchandise oriented to daily convenience shopping needs. May include alcoholic beverage sales only where Section 4.2.02 (Allowed Land Uses, Permit Requirements) allows alcoholic beverage sales as part of a general retail use. Neighborhood Markets and Convenience Stores are also subject to

the provisions and definitions listed in UDC 17.43.010.21.h.2 (Convenience Store).

Net Developable Area: the area defined by blocks which is not to remain for public uses such as plazas, greens, squares, thoroughfares or streetscapes.

Newsstand: includes businesses primarily involved in the sales of newspapers, magazines, paperback books, and other reading materials or products targeted to commuters or local customers. Newsstands may include accessory uses such as food and beverage sales and may include customer seating.

Night Club: includes those uses listed in 17.43.010.16 of the UDC. Nightclubs differ from bars in that their primary purpose is providing patrons an environment to gather, socialize, converse, dine, dance, etc. Daily entertainment, music, and dancing typify nightclub uses whereas traditional bars are more specifically focused on alcohol sales (weekend or occasional dancing and entertainment does not mean a bar is a nightclub).

Now Playing Movie/Theater Preview sign: decorative, framed, wall sign areas that promote or advertise theater performances or movies that are “featured” or “coming soon.” Displays may include a calendar of upcoming/seasonal shows or performances or movie posters. May be permitted to display multiple signs on a wall. This is separate from a marquee sign. Subject to a Sign Review and approval of the Director of Community Development.

Off-Site Parking/Shared Parking: see UDC 17.51.060.N (Modification of Off-Street Parking

Requirements), or as determined by the Director of Community Development.

Old Town Newhall Development Code: refers to, and is synonymous with, the Old Town Newhall Specific Plan, which was formerly known as the Downtown Newhall Specific Plan.

On-site Production of Items Sold: these uses refer to arts, crafts, and other products that maybe manufactured, created, made, and then sold on-site.

OTNSP: Old Town Newhall Specific Plan. It is synonymous with the Code. It was formerly known as the Downtown Newhall Specific Plan, DNSP, or ONSP.

Outbuilding: an ancillary building (e.g., garage, storage area, crafts space, etc.), usually located toward the rear of the same lot as the principal building. It is sometimes connected to the principal building and sometimes occurs as a separate building. Outbuildings are also known as “Accessory Structures” and may contain “Accessory Uses” in comparison to the primary building and use on the lot.

Outdoor Display and Sales: any display of merchandise, products, or information that is located outside of any building or business. Such displays should be located on private property and are subject to an Outdoor Display Permit in accordance with Section 4.2.02 (Allowed Land Uses and Permit Requirements). Typically, outdoor displays would be limited in scope, one table or display rack per business, and limited to only those items for sale on the premises. This category is not intended for large scale, outdoor display or storage for large items such

as spas, sporting goods, office equipment, etc. The Outdoor Display and Sales category is not intended to provide a means of advertising for services offered; the focus of this category is merchandise for sale.

Outdoor Dining (in public right-of-way): any dining, table service, or other food service uses that occur in the public right-of-way in front of or adjacent to a business. This use classification does not refer to outdoor dining areas that are located on private property.

Outdoor Food Court/Market: refers to a permanent food court or market place that is enclosed and/or open-air. Booths, carts, or stalls are rented by individual restaurant owners or other food-related businesses that engage in the preparation and retail sale of food and/or beverages for immediate or semi-immediate consumption either on- or off-site. This use features a communal indoor or outdoor dining area that is shared between all of the businesses. Live entertainment may be allowed with a separate permit.

Outdoor Sports and Recreation: includes, but is not limited to, those uses listed in UDC 17.43.010.19.g. This category also includes uses listed in UDC 17.43.010.19.f (Outdoor Entertainment), pertaining to amphitheatres and other large outdoor gathering venues. Nothing in this category is intended to prohibit regular or periodic outdoor gatherings, festivals, events, etc.

Park and Ride Lots: includes uses listed in UDC 17.45.010.f.

“Park-Once” (Shared Parking Policy): an accounting for parking spaces that are available to more than one function. The requirement is

based on a range of parking-demand found in mature, mixed-use centers (1.4 to 2.5 spaces per 1000 square feet of non-residential floor area). The shared parking ratio varies according to multiple functions in close proximity unlikely to require the spaces at the same time.

Parks, Public and Private: includes uses listed in UDC 17.45.010.6.

Parking, Automated: Automated or Mechanical Parking Systems are structures where cars are stacked vertically to limit space. The designs of these systems assist vehicles from the entrance to its parking space without the driver present. Automated Parking located below ground may be permitted by right. Automated Parking located above ground requires the approval of an Architectural Design Review Permit.

Parking Facility: Public or Commercial: includes typical surface parking lots or structures that are publicly or privately owned. The facility/lot may be used for public parking or may be restricted to private, commercial, or business use. Uses also include those listed in UDC 17.45.010.7. This category, along with a Minor Use Permit for Off-Site Parking/Shared Parking, allows for flexibility in those instances when a parking lot may be located across an alley or adjacent to the parcel the parking lot/facility is intended to serve. This category potentially allows for land adjacent to commercially-zoned property to be used for parking, even if the adjacent parcel is in a different zone. Where not explicitly mentioned in this Code, parking facilities/lots are subject to landscape and development requirements as listed in UDC 17.51.030 (Landscaping and Irrigation Standards) and 17.51.060 (Parking Standards).

Parking Incentive: is the calculation of parking for new non-residential/commercial development. The calculation is as follows:

In the N, COR, and CB zones, one parking space is required for the first 1,500 square feet of non-residential/commercial development. Beyond the first 1,500 square feet, parking for new non-residential/commercial space shall be calculated at pursuant to UDC requirements.

In the AE zone, one parking space is required for the first 1,500 square feet of non-residential/commercial development. Beyond the first 1,500 square feet, parking for new non-residential/commercial space shall be calculated at 1:350 (one space for each 350 square feet of new development).

The Parking Incentive may be applied in a manner that is most advantageous to a property or business. The Parking Incentive is separate from the Parking In Lieu Fee Program, as described in UDC 17.51.010.G.

Parking, Valet: refers to an accessory service for commercial uses, typically during busy periods, where customers drop off or pick up their cars at the business entrance, but where the cars are parked off-site. Valet parking may be used in conjunction with a Minor Use Permit where Off-Site/Shared Parking is used. Stacked/tandem parking is permitted with valet service. Valet parking may utilize City public parking structures, but may not block or reserve parking spaces.

Pawnshops: includes uses listed in UDC 17.43.010.21.n.

Pedestrian First: the practice of addressing the needs of people, once out of their automobiles,

through a series of interdependent urban design and streetscape principles (e.g., wide sidewalks, street trees and shade, on-street parking, outdoor dining, inviting storefronts, the feeling of being in an ‘outdoor room’, short crosswalk distances, interconnected and short blocks).

Pedestrian Shed: the distance used to determine the size of a neighborhood. A pedestrian shed is typically no more than a quarter-mile (approximately 1,400’) and represents the distance that can be traversed at an easy walking pace between an edge of a neighborhood and the neighborhood’s center.

Personal Services: establishments providing non-medical services to individuals as a primary use. Examples of these uses include:

- Barber and beauty shops
- Clothing rental
- Health and fitness personal training (no more than five (5) patrons per session)
- Home electronics and small appliance repair
- Instructional training/tutoring (no more than five (5) patrons per session)
- Locksmiths
- Massage (licensed, therapeutic, non-sexual)
- Shoe repair shops
- Tailors

These uses may also include accessory retail sales of products related to the services provided. Businesses that involve more than five

(5) total patrons per session for health/fitness or personal training, instruction, or tutoring, are not considered personal services uses. These activities are classified as “Studio: Art, Dance, Martial Arts, Music, etc.,” and are subject to a Minor Use Permit or Conditional Use Permit, depending on the zone. A Minor Use Permit is not required in the Arts & Entertainment zone if the Personal Services use does not front Main Street at street level.

Personal Services, Restricted: personal services that may tend to have a blighting and/or deteriorating effect upon surrounding areas and which may need to be dispersed to minimize their adverse impacts. Examples of these uses include, but are not limited to:

- Fortune tellers
- Laundromats (self-service laundries)
- Palm and card readers
- Psychics
- Spas and hot tubs for hourly rental
- Tanning salons

Planter: the layer of the streetscape which accommodates street trees. Planters may be continuous or individual according to the thoroughfare and location within the neighborhood.

Plant Nursery: includes establishments primarily engaged in the growing of plants, flowers, and/or trees, either outside or within enclosed structures, for sale (See UDC 17.43.010.21.m). A retail plant nursery sells plants and products directly to the public (including contractors) whereas a wholesale nursery sells exclusively

to contractors or establishments which sell directly to the public. A retail nursery would be appropriate on a major arterial corridor while a wholesale nursery would be better suited for areas in the Creative/Business. Plant nurseries are different from “Garden Supply Stores” which are defined in UDC 17.43.010.21.j. A Garden Supply Store is considered to be general retail and is permitted by right in the Corridor zone.

Pharmacies/Drugstores: includes retail establishments that dispense medications and whose primary business model is focused on selling medical products, first aid products, and other goods typically associated medical treatment or symptom management.

Preservation of Historical Landmarks: includes uses listed in UDC 17.45.010.9.e.

Principal Building: the main building on a lot, always located toward the frontage.

Principal Frontage: the frontage of a parcel which is used to identify the parcel for street address purposes.

Printing and Publishing: involves large, off-set printing presses, binderies, warehousing, and other uses associated with large-scale printing, publishing, assembly, and distribution of printed books, catalogues, newspapers, magazines, etc. This use type does not include smaller-scale photocopying, desk-top publishing, and printing activities related to “Business Support Services” as listed in UDC 17.43.010.6.

Professional Offices: includes uses listed in UDC 17.43.010.18. This category specifically excludes Call Centers as defined in UDC 17.43.010.18.a.

Public Frontage: the area between the frontage line and the curb of the vehicular lanes, and the type and dimension of curbs, walks, planters, street trees and streetlights.

Public Services, General: refers to government offices, services, facilities, and/or other uses and buildings that provide necessary services to members of the public including those uses listed in UDC 17.45.010.8 (Public Services, General).

Recreation Facilities, Commercial: includes those uses listed in UDC 17.43.010.19.h (Recreation Facilities) that are normally associated with a country club. Typical uses include country clubs, racquet clubs, swim clubs, and may include other accessory uses such as restaurants, banquet facilities, meeting space, or retail sales. This category is intended to pertain to large scale, outdoor recreational facilities that are not appropriate for a pedestrian-oriented environment. This category is not intended to prevent a small-scale, accessory use to an otherwise permitted or conditionally permitted use in the OTNSP area, such as a single tennis court, pool, putting green, bocce ball court, etc.

Recreation Facility, Indoor (Commercial): establishments providing indoor amusement and entertainment services for a fee or admission charge, including:

- Bowling alleys
- Coin-operated amusement arcades
- Dance halls, clubs and ballrooms
- Electronic game arcades (video games, pinball, etc.)

- Ice skating and roller skating
- Pool and billiard rooms as primary uses

This use does not include adult businesses. Four or more electronic games or coin-operated amusements in any establishment, or a premises where 50 percent or more of the floor area is occupied by amusement devices, are considered an electronic game arcade as described above; three or fewer machines are permitted by right as an accessory use to the primary land use.

Where not expressly addressed by the Old Town Newhall Specific Plan, this use classification also corresponds to UDC 17.43.010.18.a, d, and e. Other recreational uses may be permitted provided that they are located primarily indoors and are not uses that would impact surrounding properties in terms of noise, traffic, loitering, etc.

Recreation, Restricted (Commercial): includes, but is not limited to, establishments listed in UDC 17.43.010.19.b (Amusement Parks), 17.43.010.19c (Convention Centers), and 17.43.010.19.e.7 (Sports Arenas).

Recreation Facilities, Residential: includes those uses listed in UDC 17.43.010.19.g (Residential Recreation Facilities) that are normally associated with a private residential community or property/homeowners' association. This use is only permitted in conjunction with an allowed residential use in the underlying zone.

Recycling: Vending Machines as an Accessory Use: includes uses listed in UDC 17.44.010.14.a. Recycling vending machines are only allowed in conjunction with a permitted business, typically a grocery store or food store, and shall be screened from public view.

Recycling: Collection of Trucks and/or Bins as an Accessory Use: includes uses listed in UDC 17.44.010.14.b. These uses are only allowed in conjunction with a permitted business and shall be screened from public view.

Rehabilitation Facility: includes rehabilitation activities listed in UDC 17.45.010.10 (Rehabilitation Facilities).

Research and Development: typically includes office and laboratory activities in an enclosed building or screened outdoor area. Uses permitted under this classification are those that would not impact surrounding properties due to noise, vibration, light, etc.

Residential: premises available for long-term dwelling.

Residential Health Care Facility: includes those uses listed in UDC 17.42.010 (Residential Health Care Facility). See also "Medical Services, Extended Care."

Residential Service/Care Home: includes private single-family homes for up to six (6) non-family residents. Such care homes provide non-medical care and services, supervision, assistance in sustaining daily activities. This classification specifically includes those uses found in Sections 17.42.010.4 (Family Day Care Homes) and 17.42.010 (Residential Service/Care Home) in the UDC. For the purposes of this code, the terms "Residential Service/Care Home" and "Child Day Care: Large or Small Family Day Care Home" are synonymous.

Restaurants, Limited or Full Service: includes establishments primarily engaged in the preparation and retail sale of food

and/or beverages for immediate or semi-immediate consumption either on- or off-site, but shall not include a drive-thru. See UDC 17.43.010.d.3 (Restaurants, Limited Service) and 17.43.010.9.d.4 (Restaurants, Full Service).

Restaurants, Take Out/Delivery: includes uses listed in UDC 17.43.010.9.d.5 (Restaurants, Take Out/Delivery).

Restaurants with Accessory Alcohol Sales: full or limited service restaurants, bakeries, coffee houses, coffee shops, delicatessens, or other food service establishments may serve alcohol as an accessory use to regular menu service and business hours, subject to the issuance of an Administrative Permit. This category only pertains to food service uses. Alcohol sales shall be in accordance with UDC 17.66.020.

Restaurants with Drive-Through: typically includes fast food restaurants, coffee houses, or other food uses that provide a drive-through lane and window so patrons can be served without leaving their vehicles. Drive-through lanes are prohibited in all OTNSP zones.

Retail: premises available for the sale of merchandise not including other uses identified in this code.

Retail Sales, General: includes general retail sales and services typically found in commercial zones. Retail Sales, General uses are appropriate for the Corridor zone; these uses are not permitted on Main Street where only specific retail uses and Arts & Entertainment Related/Supporting Retail uses are permitted. Retail Sales, General includes, but is not limited to, stores dealing primarily in appliances, auto

parts and auto accessories, camera stores, department stores, dry cleaning (pick up and drop off only), dry goods, electronics, fabric, hardware, hydroponics, luggage and leather goods, orthopedic supplies, photocopying and mail services, pool supplies, plumbing supplies, small wares, variety stores, video rental, etc. Being general in nature, this category will include more than the limited retail uses listed above. In some circumstances, items that are considered general retail may be appropriately categorized as a specialized retail use if a business specializes in that good or service more so than a typical retail outlet.

Retail Services: includes uses listed in UDC 17.43.010.22 and 17.43.010.22.a.

Riding Trails: includes uses listed in UDC 17.46.010.6.

Rooming House: a dwelling unit (other than a hotel or motel) where three (3) or more rooms are rented individually or separately to tenants under separate rental agreements where tenants do not share common financial responsibility for use of the dwelling unit as a whole. See UDC 17.42.010.13 (Rooming House).

ROW: the public Right-Of-Way or "right-of-way."

School, Public or Private: includes public and private elementary, middle, junior high, and high schools, along with colleges and universities. See UDC 17.45.010. This classification does not include specialized or instructional schools as defined elsewhere in the Old Town Newhall Specific Plan or UDC 17.43.010.24 (Schools, Specialized).

Second Hand Stores: includes those uses listed

in UDC 17.43.010.21.o (Second Hand Stores).

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

Sidewalk: the paved area of the public frontage dedicated exclusively to pedestrian activity.

Small Wind Energy Systems: includes uses listed in UDC 17.45.010.12. Specific development standards can be found in UDC 17.66.120 (Small Wind Energy Systems).

Sorority House: see "House."

Specialty Food Store: a food store that specializes in certain food items, cooking styles, or gourmet products.

Specialty Retail Store: typically a smaller store or retail space (less than 2,500 square feet) that focuses on a particular product or family of products. Specialty Retail Stores differ from general retail establishments in that products are typically more expensive and of higher quality. Specialty retailers are generally experts in their field, are knowledgeable of their products, and provide premium service to their customers and clients. Examples may include camera stores or high-end novelty hardware stores.

Specific Plan Area: includes the land that is encompassed by the Zoning Map in Section 4.2 (Zones, Land Uses, and Development Standards).

Stationary Store: typically associated with greeting cards, specialty papers, gifts, and personalized office supplies. Such stores may offer accessory uses such as mail services, photocopying services, passport photos, etc.

Stores with Floor Area up to 6,000 square feet: refers to general or specialty retail uses that are typically found in traditional downtown/old town environments, where smaller, family-owned shops and restaurants are common. This category pertains to an individual tenant space only and not a general building.

Stores with Floor Area between 6,000 and 20,000 square feet: refers to general or specialty retail uses that are typically found in more urbanized downtown districts or commercial corridors. These uses are permitted by right in the COR and CB zone, but require a Minor Use Permit in the AE zone due to their potential impacts on parking, circulation, and architecture. This category pertains to an individual tenant space only and not a general building.

Stores with Floor Area 20,000 square feet or greater: refers to general or specialty retail uses that have 20,000 or more square feet. Such uses are typically found in large commercial areas or major boulevards and are characterized by large parking lots and "big box" retail centers. These uses are prohibited in the N and AE zones, but are permitted in the COR zone and the CB zone subject to the issuance of a Minor Use Permit. This category pertains to an individual tenant space only and not a general building.

Story: a habitable level within a building of no more than 14 feet in height from finished floor to finished ceiling. Attics and raised basements

are not considered a story for the purposes of determining building height.

Streetscape: the urban element that provides the major part of the public realm as well as paved lanes for vehicles. A streetscape is endowed with two attributes: capacity and context. Capacity is the number of vehicles that can move safely through a segment within a given time period. It is physically manifested by the number of lanes and their width, and by the curb radius. Context is physically manifested by the appropriate frontage types as determined by the neighborhood zone in which it is located and in the corresponding portion of the public realm plan.

Streetwall: an opaque, freestanding wall built along the frontage line, or coplanar with the facade, often for the purpose of masking a parking lot from the adjacent thoroughfare. Streetwalls shall be between 3.5 and 8 feet in height, and constructed of a material matching the adjacent building facade. The wall may be replaced by a hedge, subject to City approval. Streetwalls may have openings no larger than necessary to allow automobile and pedestrian access.

Supportive Commercial Uses Serving the Local Area: includes uses listed in UDC 17.42.010.15.

Swap Meets and Flea Markets: includes uses listed in UDC 17.43.010.21.p. This category does not include periodic festivals or street fairs that may include retail booths as part of the festivities, nor does the category include Mercado uses.

Tandem Parking: tandem parking is permitted for certain uses either permitted by right or

subject to the issuance of an Administrative Permit or a Minor Use Permit, depending on the underlying zone and building type. Tandem spaces shall measure 12' x 40' and do not need to directly access a residential unit. Smaller tandem spaces may be approved through the Adjustment process.

Tattoo Parlors/Body Piercing Services: includes uses listed in UDC 17.43.010.26. Uses in this category do not pertain to medical procedures (reconstructive or restorative treatments) or incidental ear piercing that may occur in salons, jewelry stores, etc.

Temporary Real Estate Offices: includes uses listed in UDC 17.47.010.2. Provisions of UDC 17.67 (Temporary Uses) shall also apply.

Temporary Residence: includes uses listed in UDC 17.47.010.1.a (Short Term) and 17.47.010.1.b (Long Term). Provisions of UDC 17.67 (Temporary Uses) shall also apply.

Temporary Uses: includes uses listed in UDC 17.47.010.4, subject to the provisions of UDC 17.67 (Temporary Uses).

Terrace: a level, paved area accessible directly from a building as its extension. A terrace is typically private and is most common as a rear yard in single-family development.

Theater, Cinema, or Performing Arts: includes uses listed in UDC 17.43.010.19.d, pertaining to live theaters, movie theaters, and other entertainment or performing arts activities.

Thoroughfare: a vehicular way incorporating moving lanes and parking lanes (except alleys/lanes which have no parking lanes) within a right-of-way.

Thrift Stores: includes uses listed in UDC 17.43.010.21.q.

Tobacco Paraphernalia Stores: includes all uses listed in UDC 17.43.010.21.r. For the purposes of the OTNSP, electronic cigarettes (e-cigarettes) and supplies used for vapor inhalation shall be considered the same as cigarettes, cigars, lighters, etc.

Tourist/Visitor-Oriented Retail: includes those retail (and possibly service) establishments that provide goods and services primarily to patrons who are tourists or visitors. Uses in this category support the Newhall Arts & Entertainment District. The Director of Community Development shall determine if this category applies to a proposed retail use.

Toy Stores: includes establishments that deal in a wide variety of toys. Toy stores are similar to Hobby Stores/Game Stores, but differ by providing more and varied products.

Traffic Calming: a set of techniques which serves to reduce the speed of traffic. Such strategies include lane-narrowing, on-street parking, chicanes, yield points, sidewalk bulge-outs, speed bumps, surface variations, mid-block deflections, and visual clues. Traffic calming is a retrofit technique unnecessary when thoroughfares are correctly designed for the appropriate speed at initial construction.

Transit-Oriented Development (TOD): also referred to as transit-adjacent development, refers to development adjacent to a bus or train station that includes a mix of uses. Transit-Oriented Development focuses on pedestrian-scaled streets and buildings, with the goal of creating a livable, walkable, community.

Transit Station or Terminal: includes a designated transit station where buses, trains, vans, shuttles, or other on-demand or scheduled service vehicles pick-up or drop-off passengers. Typical uses include Metrolink stations, long distance bus terminals (similar to the Van Nuys Fly Away facility in the City of Los Angeles), or an intercity bus station. Transit stations or terminals differ from a regular service stop by providing additional passenger and operator amenities such as a lounge, restrooms, food services, parking, etc.

Transitional Housing: includes those uses listed in UDC 17.42.010.17.

Type: a form determined by function and confirmed by culture. A “type” is physically defined by its function, its disposition on the lot and its configuration, including frontage and height.

UDC: Unified Development Code.

Use Standards: the term “use standards” is synonymous with the City of Santa Clarita UDC. The term may also refer to standards and regulations contained in the Old Town Newhall Specific Plan, the Community Character and Design Guidelines, and other applicable policies, regulations, and/or development standards.

Utility Substations: includes uses listed in UDC 17.45.010.9.h. Utility substations and associated infrastructure shall be completely screened from public view. Screening techniques may include walls that mimic nearby buildings or dense landscaping.

Vehicle Rental: includes all uses listed in UDC 17.43.010.27.a.5.a and b, 17.43.010.27.b.3,

17.43.010.27.c.3, and 17.43.010.27.e.5. Vehicle Rental uses are prohibited in any OTNSP zone.

Vehicle Sales and Services, Prohibited: Except where expressly permitted or conditionally permitted by the OTNSP, vehicle sales and services uses listed in UDC 17.43.010.27, are prohibited in any OTNSP zone.

Vehicle Storage (Indoor): includes all uses listed in UDC 17.43.010.27.a.2, and 17.43.010.27.b.1. Large vehicles or truck storage as listed in UDC 17.43.010.27.e.2, and commercial storage of Heavy Equipment as listed in UDC 17.43.010.27.c.1, is prohibited in any OTNSP zone. All storage contemplated under this category must be indoors. Typical uses include small-scale storage of car collections, high value automobiles, or specialty storage services that provide a higher level of security than might otherwise be found in a traditional outdoor storage lot.

Vendors, Long Term: this category does not include Swap Meet, Flea Market, or Mercado uses. Long term vendors may also include food trucks and other similar uses.

Vernacular: the common language of a region, particularly in terms of architectural context. Through time and use, the vernacular has intrinsically resolved the architectural response to climate, construction technique, and to some extent, social mores.

Veterinary Clinic: includes uses listed in UDC 17.43.010.3.i.

Veterinary Hospital: includes uses listed in UDC 17.43.010.3.j.

Warehousing: includes uses listed in UDC 17.44.010.17.

Wine Tasting Rooms, Wine Bars, Beer Gardens, or Micro Breweries: includes specialty wine and beer establishments typically associated with urban environments and arts and entertainment districts. These uses are often associated with craft breweries or specific vintners, and differ from a traditional bar in that they may brew or create product on-site, conduct classes, and cater to diners or groups of patrons in a manner more associated with a typical restaurant. Live entertainment, demonstrations, and instruction are encouraged, subject to the appropriate entitlement. This category includes uses listed in UDC 17.43.010.9.e.

Wireless Communication Facilities: includes uses listed in UDC 17.45.010.13 (Wireless Communications Facilities). These uses include facilities that are less than 35' in height, over 35' in height, flush-mounted, and/or co-located. Co-located wireless facilities shall be subject to the appropriate permit as listed in Table 4.2-1, and shall likewise comply with UDC 17.69.030.F.

Yard: a private area that adjoins or surrounds a building, its landscape is subject to the landscape requirements.

Zoo: includes uses listed in UDC 17.45.010.14.