

## DIVISION 2.

### DEFINITIONS.

#### Sec. 35-58. Definitions

For the purpose of this Article, certain terms and words are herewith defined as follows:

Words used in the present tense shall include the future tenses; words in the singular number include the plural and words in the plural number include the singular except where the natural construction of the writing indicates otherwise. The word "shall" is mandatory and not directory; and the word "may" is permissive.

ABUT: To physically touch or border upon; or to share a common property line.

ACCESSORY AGRICULTURAL BUILDING OR STRUCTURE: An accessory building or structure containing no kitchen or cooking facilities and designed and constructed primarily for use and used in housing farm implements or supplies, hay, grain, poultry, livestock or horticultural products where such buildings or structures are located in agriculturally zoned areas as designated by County zoning ordinances. *(Amended by Ord. 3824, 3/20/90; Amended by Ord. 4067, 8/18/92)*

ACCESSORY BUILDING OR STRUCTURE: A building or structure located upon the same building site as the building or use to which it is accessory, the use of which is customarily incidental, appropriate and subordinate to the use of the principal building, or to the principal use of the land. Such buildings or structures shall not contain kitchen or cooking facilities and shall not be used as guest houses, artists studios, or poolhouses/cabanas, unless specifically permitted for such uses, under the pertinent sections of this Article. Except for guest houses, such buildings or structures shall not be used for overnight accommodations. *(Amended by Ord. 4067, 8/18/92)*

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ACCESSORY USE: A use that is incidental, related, appropriate and clearly subordinate to the main use of the lot or building, which accessory use does not alter the principal use of the subject lot or adversely affect other properties in the zone. *(Amended by Ord. 3834, 3/20/90)*

AGGRIEVED PERSON: Any person who, in person or through a representative, appeared at a public hearing of the local government in connection with the decision or action appealed, or who, by other appropriate means prior to a hearing, informed the local government of the nature of his concerns or who for good cause was unable to do either.

AGRICULTURE: The production of food and fiber, the growing of plants, the raising and keeping of animals, aquaculture, and the preparation for sale and marketing of products in their natural form when grown on the premises, and the sale of products which are accessory and customarily incidental to the marketing of products in their natural form grown on the premises, but not including a slaughter house, fertilizer works, commercial packing or processing plant or plant for the reduction of animal matter or any other similarly objectionable use. *(Amended by Ord. 3834, 3/20/90)*

AIRPORT: Any area of land or water designed and set aside for the landing and taking off of aircraft, including all necessary facilities for the housing and maintenance of aircraft.

ALLEY: A passage or way affording generally a secondary means of vehicular access to abutting property and not intended for general traffic circulation.

~~ANTENNA: A horizontal or vertical element, panel, or dish that may be attached to a pole, tower, building or other support structure for the purposes of transmitting and/or receiving communication signals (e.g., radio, microwave, television). *(Added by Ord. 4263, 6/24/97)*~~

ANTENNA ENVELOPE: The three-dimensional cylinder shaped space that is occupied by antennas and the support structure on which the antennas are mounted. This area/space is measured from the portion of the antenna located furthest from the support structure. *(Added by Ord. 4263, 6/24/97)*

~~ANTENNA SUPPORT STRUCTURE: A pole, lattice tower, water tower, building or other structure on which antennas, used for the purposes of receiving and/or transmitting communication signals, are mounted. *(Added by Ord. 4263, 6/24/97)*~~

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APARTMENT: A room or suite of rooms within a building comprising an independent self-contained dwelling unit, with kitchen or cooking facilities, occupied or suitable for occupation as a residence for living and sleeping purposes.

APPURTENANT STRUCTURE: A structure that is auxiliary or accessory to another structure or use.

AQUACULTURE: Aquaculture is the culture of plants and animals in an aquatic medium.

APPEALABLE DEVELOPMENTS:

- (1) Developments approved by the County between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line of the sea where there is no beach, whichever is the greater distance, as indicated on the official County appeals zone maps.
- (2) Developments approved by the County not included within paragraph (1) located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, stream, or within 300 feet of the top of the seaward face of any coastal bluff, as indicated on the official County appeals zone maps or as determined by the State Lands Commissions.
- (3) Developments approved by the County that require a Conditional Use Permit (CUP).
- (4) Any development which constitutes a major public works project or a major energy facility. (See definition).

ARTIST STUDIO: A building or structure, or portion of a building or structure, used as a place of work by an artist or photographer, but shall not include commercial sales or transactions on the property. An artist studio may include a restroom however, it shall specifically exclude cooking facilities, or any other use that would allow the building or structure to be used as a separate dwelling unit.

ATTACHED BUILDING: A building having at least five lineal feet of wall serving as a common wall with the building to which it is attached.

*(Amended by Ord. 3834, 3/20/90)*

ATTACHED RESIDENTIAL SECOND UNIT: An attached dwelling unit on a permanent foundation located in a single family, Rural Residential or Agriculture I zone district, which

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provides complete, independent living facilities for one or more persons in addition to a principal one-family dwelling. An attached residential second unit shall not be sold or financed separately from the principal structure, but may be rented or leased. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation, and shall be located entirely on the same lot which contains the principal dwelling. *(Added by Ord. 3395, 8/8/93; Amended by Ord. 4186, 3/14/95)*

AUTO WRECKING YARD: See JUNK YARD.

AUTOMOBILE SERVICE STATION: A retail place of business engaged in supplying goods and services generally required in the normal operation and maintenance of automotive vehicles and the fulfilling of motorists needs. These include sale of hydrocarbon products, sale and servicing of tires, batteries, automotive accessories and replacement items, washing and lubrication services; the performance of minor automotive maintenance and repair; and the supplying of other incidental customer services and products. Major motor repairs, painting and body and fender work and mechanical car wash are excluded. Such incidental products may include non-auto related items such as refreshments provided the floor area devoted to such items is no greater than one hundred (100) square feet. *(Amended by Ord. 4067, 8/18/92)*

BASEMENT: A story partly or wholly underground. A basement shall be counted as a story if more than one-half of its height is above the average level of the adjoining ground.

BATHROOM: A restroom which also contains bathing facilities.

*(Amended by Ord. 3834, 3/20/90)*

BLOCK: That property abutting on one side of a street and lying between the two nearest intersecting or intercepting streets, or between the nearest intersection or intercepting streets, and a railroad right-of-way, water course or body of water.

BOARDING HOUSE: A building where the business of keeping boarders is generally carried on and which is held out, by the owner or keeper as a place where boarders are kept.

BUFFER: A designated width of land adjacent to the stream which is necessary to protect biological productivity, water quality, and hydrological characteristics of the stream. A buffer strip is measured horizontally from the banks or high water mark of the stream landward.

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BUILDING: A structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any person, animal or chattel. A trailer shall not constitute a building within the meaning of this Article.

BUILDING HEIGHT: The vertical distance from the average finished grade of the lot covered by the building to the highest points of the coping of a flat roof or to the mean height of the highest gable of a pitch or hip roof.

BUILDING SITE: A single parcel of land in one ownership, occupied or intended to be occupied by a building or structure.

BUSINESS PLAN: A plan which each business with specified quantities of hazardous materials (including wastes) must prepare under Chapter 6.95 of the California Health and Safety Code. The business plan must include an inventory of hazardous materials onsite, an emergency response plan and employee training procedures. *(Added by Ord. 4046, 5/19/92)*

BUSINESS SIGN OR STRUCTURE: Any sign or structure designed, intended or used for advertising the particular business, product or service located or sold on the same premises as that on which the sign or structure is located.

CABAÑA: A building, the use of which is incidental and accessory to the use of the beach, a pool, or a sports court (e.g., tennis, basketball, handball, and other similar facility) that may include bathrooms, but excludes sleeping quarters and/or cooking facilities. *(Added by Ord. 4298, 3/24/98)*

CARPINTERIA VALLEY CONSOLIDATED PLANNING AREA (CVCPA): An oil and gas planning region that is bounded by the Santa Barbara/Ventura County boundary to the east, the three-mile offshore limit line to the south, the City of Santa Barbara eastern boundary to the west, and the ridge of the Santa Ynez Mountains to the north. *(Added by Ord. 3497, 11/19/91)*

CENTER LINE OF STREET: The center line of a street or highway as established by the County Surveyor of the County or the City Engineer of any City within the County or by the California Department of Transportation. Where no right-of-way lines have been so established, the center line of the traveled way shall be construed as the center line. The center line of the service road of a freeway or limited access highway shall be defined as the center line of the traveled way of such service road.

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CERTIFIED FARMER'S MARKET: A location and operation where agricultural products are sold by producers or certified producers directly to consumers pursuant to State of California Direct Marketing Regulations (§ 1392. et seq., of Title 3 of the California Code of Regulations) and the provisions of this Article. *(Added by Ord. 4086, 12/15/92)*

CHILD CARE CENTER, NON-RESIDENTIAL: Any state licensed child care facility, other than a family day care home, where group care is provided for children in a structure not used as a residential dwelling unit. Child Care Centers may include, but are not limited to, infant centers, pre-schools, and extended day-care facilities. *(Added by Ord. 4067, 8/18/92)*

CHILD CARE CENTER, RESIDENTIAL: Any state licensed child care facility, other than a family day care home, where group care is provided in a residence for more than (12) children, including children who reside at the home. Child Care Centers may include, but are not limited to, infant centers, pre-schools, and extended day-care facilities. *(Added by Ord. 4067, 8/18/92)*

CHILD CARE FACILITY: Facilities providing non-medical care to children under eighteen (18) years of age in need of personal services, supervision, or assistance essential for sustaining the activities of the individual on less than a 24-hour basis. Child care facilities include family day care and residential and non-residential child care centers. *(Added by Ord. 4087, 8/18/92)*

CLINIC: Any place, establishment or institution which operates under the name or title of clinic, dispensary, health center, medical center, or any other word or phrase of like or similar import, either independently or in connection with any other purpose, for the purpose of furnishing at the place, establishment, or institution, advice, diagnosis, treatment, appliances or apparatus, to persons not residing or confined in the place, establishment, or institution, and who are afflicted with bodily or mental disease or injury.

CLUB: An organization, group or association supported by the members thereof, having as a primary purpose the promotion of some common object such as literature, science, politics or good fellowship, but not including organizations, groups or associations the chief activity of which is to render a service customarily carried on as a business or formed for the purpose of providing housing for its members.

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COASTAL ACT: The California Coastal Act of 1976 commencing with Section 30000 of the Public Resources Code and following.

COASTAL COMMISSION: The California Coastal Commission created by and operating under the Coastal Act of 1976.

COASTAL-DEPENDENT DEVELOPMENT OR USE: Any development or use which requires a site on, or adjacent to, the sea to be able to function at all.

COASTAL-RELATED DEVELOPMENT: Any use that is dependent on a coastal-dependent development or use.

COASTAL DEPENDENT RECREATION: Activities which require a coastal location in order to occur, i.e., ocean swimming, surfing, scuba diving, fishing, boating, beach activities, and nature study.

COASTAL RELATED RECREATION: Activities which are popular in coastal locations but also occur inland, i.e., ORV's (dune buggies), picnicking, bicycling, walking, jogging and camping.

COASTAL ZONE: That land and water area of the County of Santa Barbara extending seaward to the state's outer limit of jurisdiction, including all offshore islands, and extending inland to the boundary shown on the official Coastal Zoning Maps, as amended from time to time.

COLLOCATED COMMUNICATION FACILITY: Any communication facility where antennas are placed on a single antenna support structure (monopole, lattice tower, etc.) by two or more communication service providers (e.g., two macrocells share one support structure). *(Added by Ord. 4263, 6/24/97)*

COLLOCATED COMMUNICATION SITE: Any site where more than one antenna support structure (monopole, lattice tower, etc.) is installed on one parcel (e.g., two separate macrocells). *(Added by Ord. 4263, 6/24/97)*

COMMERCIAL LIVESTOCK FEED YARD: A place where livestock are confined for feeding.

COMMERCIAL VEHICLE: A vehicle or article of equipment used primarily in conjunction with a business or industrial use, but not including vehicles or equipment used primarily in conjunction with the permitted use of land in residential or agricultural districts.

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COMMUNITY APARTMENT: A development of real property in which an undivided interest in land is coupled with the right of exclusive occupancy of a designated apartment located thereon and therein.

CONDITIONAL USE: A use which requires a special degree of control because of characteristics peculiar to it, or because of size, technological processes or type of equipment, or because of the exact location with reference to surroundings, streets and existing improvements or demands upon public facilities. Such control is to ensure that the particular use at the particular site on which such use is proposed to be located is compatible with other existing or permitted uses surrounding the site. *(Amended by Ord. #3834, 3/20/90)*

CONDOMINIUM: An estate in real property consisting of a separately owned interest in a portion of a parcel of real property or building, including residences, apartments, offices or stores. A condominium may include, in addition, a separate legally protected interest in other portions of real property.

CONFERENCE CENTER: A building or group of buildings with appurtenant land and structures, used for the purpose of providing conference facilities for persons assembled for periods of not to exceed sixty (60) days for study and discussion of educational, religious, economic, scientific, charitable, or governmental subjects, including music, art and drama, and shall include the necessary housing, feeding, classroom, and recreational facilities accessory and incidental thereto. A conference center shall not be used for sale promotional groups or for groups assembled primarily for social purposes. The sixty (60) day limitation may be extended in special circumstances by the Board of Supervisors on recommendation by the Planning Commission.

CONJUNCTIVE USE: The joint siting and use of property, structures, and/or parking for two or more non-residential land uses where the hours of operation and demand for parking or services are such that efficiency and economy in services and land use is achieved. Typically the site is designed, and the days and hours of operation of the individual uses are collaboratively scheduled, so that a single site can serve more than one use. *(Added by Ord. 4086, 12/15/92)*

COUNTY: The County of Santa Barbara.



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COURT: An open, unoccupied space other than a yard on the same lot with a building or buildings, and which is bounded on two or more sides by such building or buildings.

DAIRY: A place where three or more cows or goats are maintained for the purpose of producing milk or other dairy products for sale.

DAY CARE CENTER: See Child Care Center. *(Added by Ord. 4067, 8/18/92)*

DECISION MAKER: The designated official or official body having jurisdiction for a project under the authority of this Article. *(Added by Ord. 4227, 6/18/96)*

DETACHED BUILDING: A building, no part of which is attached to any other building.

DETACHED RESIDENTIAL SECOND UNIT: A detached dwelling unit on a permanent foundation located in a single family, Rural Residential or Agriculture I zone district which provides complete, independent living facilities for one or more persons in addition to a principal one-family dwelling. A Detached Residential Second Unit shall not be sold or financed separately from the principal dwelling, but may be rented or leased. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation, and shall be located entirely on the same lot which contains the principal dwelling. *(Added by Ord. 4169, 10/11/94; Amended by Ord. 4186, 3/14/95)*

DETERMINATION USE: An action by the Planning Commission, appealable to the Board of Supervisors, determining and/or finding that a use which is not specified as a Permitted Use in a zone district is similar in nature and/or character to the other Permitted Uses in that zone district and is not more injurious to the health, safety, or welfare of the neighborhood because of noise, odor, dust, vibration, traffic congestion, danger to life and property, or other similar causes, and is therefore also considered a Permitted Use. *(Added by Ord. 4298, 3/24/98)*

DEVELOPMENT: On land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public

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agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511).

DINING COMMONS: A facility accessory to a residence hall and used primarily for the purpose of preparing and serving food to the occupants thereof and which excludes service to the general public.

DIRECTOR: Director of the County Planning and Development Department.

DRIVE-THROUGH FACILITIES: A commercial establishment or an accessory facility of a commercial establishment in which customers wait in line in their vehicles to progress to a service point at which they briefly transact business from their vehicles and then immediately depart from the premises, including but not limited to banks (motor banks, drive-through banks, drive-up banks), fast food establishments, and film deposit and pickup establishments, but not including drive-in movies, drive-in car washes through which the vehicles do not travel on their own power, drive-in food establishments where customers do not wait in line in their vehicles for service, or gasoline service stations.

DRIVEWAY: A private right of way which affords vehicular access from a public or private street as defined herein to abutting or adjacent property which is not, and under existing subdivision and zoning regulations cannot be divided into more than four (4) separate lots or parcels.

DWELLING, ONE-FAMILY: A building or portion thereof, designed for and occupied in whole or in part as a residence or sleeping place, either permanently or temporarily, by one family and its guests, with sanitary facilities and one kitchen provided within the unit. Interior access shall be provided and maintained throughout all habitable portions of the dwelling. Additionally, this interior access requirement shall not be satisfied by providing access through non-habitable areas of the

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dwelling. Boarding or lodging houses, dormitories, and hotels shall not be defined as dwelling units. *(Amended by Ord. 3834, 3/20/90)*

DWELLING, TWO-FAMILY: A single detached dwelling designed for and occupied exclusively by two families alone, and having but two kitchens.

DWELLING, MULTIPLE: A single detached building designed for and occupied exclusively by three or more families living independently of each other as separate housekeeping units, including apartment houses, apartment hotels and flats, condominiums, but not including trailer courts or camps, hotels or resort type hotels.

ELECTRIC SUBSTATION: Any receiving and transforming substation other than a major electric transmission substation designed to distribute electricity to customers of the surrounding area.

EMERGENCY: A sudden unexpected occurrence demanding immediate action to prevent or mitigate loss or damage to life, health, property, or essential public services. The definition extends to efforts by a public agency or utility performing a public service to restore, repair or maintain public works, utilities or services which have been destroyed, damaged, or interrupted by natural disaster, serious accident, or in other cases of emergency. *(Amended by Ord. 4040, 5/19/92)*

~~EMERGENCY SHELTER: A permanent supervised shelter or halfway house that provides temporary accommodations, up to 30 consecutive days and 90 days within a 12 month period, to individuals who have lost a permanent residence. *(Added by Ord. 4169, 10/11/94)*~~

ENERGY FACILITY: Any public or private processing, producing, generating, storing, transmitting, or recovering facility for electricity, natural gas, petroleum, coal, or other source of energy.

ENVIRONMENTALLY SENSITIVE HABITAT AREA: Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

~~FAMILY: One or more persons occupying premises and living as a single non-profit housekeeping unit, as distinguished from a group occupying a boarding or lodging house, hotel, club, or similar dwelling for group use. A family shall not include a fraternal,~~

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~~religious, social, or business group. A family shall be deemed to include domestic servants employed by said family.~~

FAMILY DAY CARE: Regularly provided care, protection and supervision of twelve (12) or fewer children, in the provider's own home, for periods of less than 24 hours per day while the parents or guardians are away. (Added by Ord. 3518, 6/3/85)

FAMILY DAY CARE HOME, LARGE: A home which provides family day care to seven (7) to twelve (12) children, including children who reside at the home.

*(Added by Ord. 3518, 6/3/85)*

FAMILY DAY CARE HOME, SMALL: A home which provides family day care to six (6) or fewer children, including children who reside at the home. *(Added by Ord. 3518, 6/3/85)*

FARM LABOR CAMP: Any building(s) or structure(s) used as a dwelling unit(s) for five or more farm employees who are engaged full-time in agriculture either on or off the premises on which the building(s) or structure(s) is/are located.

*(Amended by Ord. 3834, 3/20/90)*

FEASIBLE: Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

FILL: Earth or any other substance or material, including pilings placed for the purposes of erecting structures thereon, placed in a submerged area.

FIRST PUBLIC ROAD PARALLELING THE SEA: The nearest road to the sea, that is dedicated for public use to a public agency and is in fact improved and suitable for public use. Provided, however, that in the event any such public road does not connect with other public roads, the first public road paralleling the sea shall mean the first public road that in fact connects with other public roads providing a continuous public access system paralleling the shoreline.

FLOODWAY: The floodway is the channel of a stream, plus any adjacent flood plain area, that must be kept free of encroachment in order that the 100-year flood be carried without substantial increase in flood height. As minimum standards, the Federal Insurance Administration limits such increases in flood heights to 1.0 foot, provided that hazardous velocities are not produced.

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FLOODWAY FRINGE: The area between the floodway and the boundary of the 100-year flood is termed the floodway fringe. The floodway fringe thus encompasses the portion of the flood plain that could be completely obstructed without increasing the water-surface elevation of the 100-year flood more than 1.0 foot at any point.

FLOOR AREA-GROSS: The total area of all floors of a building as measured to the surfaces of interior walls and including corridors, stairways, elevator shafts, attached garages, porches, balconies, basements, and offices. For attached or detached residential second units, this term includes only the second unit and its directly accessible appurtenant interior spaces, and shall not be considered to include any existing floor area not contained within the second unit, nor shall it include the floor area of storage or other accessory structures or spaces not directly accessible from the living area of the second unit. *(Added by Ord. 4186, 3/14/95)*

FLOOR AREA-NET: The gross floor area excluding vents, shafts, stairs, corridors, attics, and unenclosed porches and balconies.

FRONT LINE: The shortest boundary line of a lot which corresponds with a street line; the boundary lines of a through lot which corresponds with street lines shall be "front lines." When the street side boundary lines of a corner lot, are of equal or of substantially equal lengths, the front line shall be the line located on the principal street.

GARAGE, PRIVATE: A building or portion thereof used or designed to be used as an accessory building for the storage of motor vehicles primarily for the use of the occupants of the premises on which such building is located.

GARAGE, PUBLIC: A building or portion thereof, except a private garage, used or designed to be used for storage and care of motor vehicles or where any such vehicles are repaired or kept for remuneration, hire or sale.

GAVIOTA AND LAS FLORES CANYON CONSOLIDATED OIL AND GAS PLANNING AREAS: That area of the Coastal Zone comprised of APNs 81-130-07, 81-130-52, and 81-130-53 (in their entirety). Part of this Planning Area supports the Gaviota Consolidated Oil and Gas Processing Site; the remaining area is reserved for possible future onshore support facilities for offshore oil and gas development. That area of the Coastal Zone comprised of APNs 81-230-19 and 81-220-14 (in their entirety). Part of this Planning

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Area supports the Las Flores Canyon Consolidated Oil and Gas Processing Site; the remaining area is reserved for possible future onshore support facilities for offshore oil and gas development. *(Added by Ord. 4235, 9/3/96)*

GENERATOR: The person, business or facility who, by nature or ownership, management or control is responsible for causing or allowing to be caused the creation of hazardous waste. *(Added by Ord. 4046, 5/19/92)*

GENERATOR PERMIT: The annual permit to operate which all generators of hazardous waste must obtain from the County Environmental Health Services. Through the generator permit program, the county environmental health services ensures that generators of hazardous waste store, treat, transport and dispose of hazardous waste in accordance with state and federal laws. *(Added by Ord. 4046, 5/19/92)*

GUEST HOUSE: Detached living quarters of a permanent type of construction without kitchen or cooking facilities, intended and used primarily for temporary guests of the occupants of the main building on the lot on which such guest house is located, and not rented or otherwise used as a separate dwelling.

GUEST RANCH: A vacation resort, generally a farm or ranch, which derives all or part of its income from the use of its facilities by paying visitors or guests, and provides food, lodging, and recreational activities.

HABITABLE: A space within a building that is suitable for living, sleeping, eating, cooking and which may or may not be conditioned (heated, cooled, etc.).

*(Added by Ord. 4298, 3/24/98)*

HAZARDOUS WASTE: A waste, or combination of wastes, which because of the quantity, concentration or physical, and chemical characteristics may either a) cause or significantly contribute to an increase in mortality or an increase in serious irreversible or incapacitating reversible illness, or b) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, disposed or otherwise managed. Hazardous waste would also include those materials described in Title 22, Division 4.5, Chapter 11, CCR. *(Added by Ord. 4046, 5/19/92)*

HAZARDOUS WASTE MANAGEMENT PLAN (HWMP): The plan prepared pursuant to Section 25135 of the California Health and Safety Code by counties and certain regions

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to direct the management of hazardous wastes within the boundaries of the affected jurisdiction. *(Added by Ord. 4046, 8/18/92)*

HAZARDOUS WASTE ELEMENT: The Hazardous Waste Management Plan (HWMP), as adopted as an Element of the Santa Barbara County Comprehensive Plan. *(Added by Ord. 4046, 5/19/92)*

HIGHWAY: See STREET.

HILLSIDE: Hillsides are defined as lands with slopes exceeding twenty percent.

HOG RANCH: Any property used for the raising or keeping of more than six hogs.

HOME OCCUPATION: An occupation conducted within not more than one room of the dwelling portion of a building, by the occupants of the dwelling unit.

HOSPITAL: An institution for the care and treatment of human beings.

HOSTEL: Overnight sleeping accommodations which provide supervised and inexpensive lodging for travelers, and may provide kitchen and eating facilities. Occupancy is generally of a limited duration.

HOTEL: A building or group of buildings containing six or more sleeping rooms occupied, intended or designed to be occupied as the more or less temporary abiding place of persons who, for compensation, are lodged with or without meals, but not including a trailer court or camp, sanitarium, hospital, asylum, orphanage or building where persons are housed under restraint.

HOUSEKEEPING UNIT: A person or group of persons making common use of a kitchen and other living quarters.

HUMAN HABITATION: The occasional, temporary or permanent use of a building, trailer or any motor vehicle for eating and/or sleeping quarters for any person(s). *(Added by Ord. 3613, 10/27/86)*

IMPROVEMENT: Any object affixed to or growing in the ground other than a building or structure.

JUNK YARD: In non-residential districts, the use of an aggregate area of two hundred square feet or more of land for the storage of junk, including but not limited to, scrap material, salvage material or used material held for recycling, reuse or resale. In residential districts, the area which may be used for the storage of junk and other listed materials may

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not exceed one hundred square feet. (See Chapter 19 of this Code for the definitions of "dump" and "auto wrecking yard" and the applicable permit requirements.) *(Amended by Ord. 3834, 3/20/90).*

KENNEL, COMMERCIAL: Any premises or area where four (4) or more dogs, four (4) months of age or older are bred, boarded or trained and where services are offered to the public. *(Amended by Ord. 4067, 8/18/92)*

KENNEL, PRIVATE: Any premises or area where four (4) or more dogs four (4) months or age or older are kept for the private enjoyment of the occupants of the premises. *(Added by Ord. 4067, 8/18/92)*

KITCHEN: A room, all or any part of which is designed, built, equipped, used, or intended to be used for the cooking of foods.

LAND USE PLAN: Maps and a text which indicate the kinds, location, and intensity of land uses and includes resource protection and development policies.

LATTICE TOWER: A multiple sided open metal frame support structure which supports antennas and related equipment. *(Added by Ord. 4263, 6/24/97)*

LIVING AREA: The interior living portion of a dwelling unit including basements and attics, not including the garage or an accessory structure. *(Added by Ord. 3395, 8/8/83)*

LOCAL COASTAL PROGRAM: A local government's (a) land use plans, (b) zoning ordinances, (c) zoning district maps, and (d) within sensitive coastal resource areas, other implementing actions, which when taken together, meet the requirements of, and implement the provisions and policies of, the Coastal Act of 1976 at the local level.

LODGING OR ROOMING HOUSE: See "BOARDING HOUSE".

LOT: A single parcel of land in one ownership, the boundaries of which are shown on a parcel map or final subdivision map filed in the Office of the County Recorder or for which a certificate of compliance has been issued by County pursuant to the Subdivision Map Act

LOT, CORNER: A lot situated at the intersection of two or more streets or bounded on two or more adjacent sides by street lines.

LOT, KEY: A lot the side line of which abuts the rear line of one or more adjoining lots.

LOT, INTERIOR: A lot that has access either by a private easement and has no street frontage or by a portion of the lot having a width of less than 40 feet.



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LOT THROUGH: A lot having frontage on two parallel, or approximately parallel streets.

LOT AREA, GROSS: The area included within the boundaries of the lot as described in the latest recorded deed to said lot or as shown on the recorded parcel or subdivision map creating said lot inclusive of any portion so described or mapped, lying within a public or private street.

LOT AREA, NET: The gross lot area minus any area lying within a public street, such public street being defined as a permanently reserved right-of-way which has been dedicated to the County of Santa Barbara.

LOT DEPTH: The average distance between the front or street line and the rear lot lines, or between the front lot line and intersection of the two side lot lines if there should be no rear lot line.

LOT FRONTAGE: That dimension or portion of a lot abutting on a street, except the side dimension of a corner lot.

LOT LINE: The lines bounding a lot as defined herein.

LOT WIDTH: The average distance between the side lot lines, measured at right angles to the lot depth.

MEAN HIGH TIDE LINE: High watermark of the ocean which is an ambulatory line varying over time as a result of climatic and other influences. The line is the normal or average inland extent of tidal influence.

MAJOR ELECTRIC TRANSMISSION SUBSTATION: A substation receiving and transmitting electric energy emanating from the major sources of generation, the primary purpose of which is to transmit such energy at the voltage at which it is transmitted from such major sources of generation and to transform such energy by lowering the voltages below that at which the energy is transmitted from such generating sources.

MAJOR PUBLIC WORKS PROJECT AND MAJOR ENERGY FACILITY: Any public works project or energy facility exceeding \$50,000 in estimated cost of construction.

MASTER TELEVISION ANTENNA: Any antenna(s) designed to receive television and/or radio signals, excluding wireless radio communication signals associated with cellular service, personal communication services, and pagers, and transmit them with or without amplification, to more than one television or radio receiving set by means of cables

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or lines which will cross over or under any public or private streets in the unincorporated territory of the County of Santa Barbara. *(Amended by Ord. 4263, 6/24/97)*

MINI-MART/CONVENIENCE STORE: A retail establishment offering for sale prepackaged food products, household items, and other goods commonly associated with servicing the highway traveler. *(Added by Ord. 4067, 8/18/92)*

MOBILE HOME: A trailer, transportable in one or more sections, that is certified under the National Mobile Home Construction and Safety Standards Act of 1974, which is over 8' in width and 40' in length, which is designed and equipped to contain not more than two dwelling units with or without a permanent foundation and not including recreational vehicle, commercial coach or factory-built housing. For the purposes of this Article, a mobile home on a permanent foundation is considered a structure.

MOBILE HOME PARK: Any area or tract of land where two or more mobile home lots are rented or leased or held out for rent or lease to accommodate mobile homes used for human habitation. The rental paid for any such mobile home shall be deemed to include rental for the lot it occupies.

MONOPOLE: A single pole support structure to support communication antennas and connecting appurtenances. *(Added by Ord. 4263, 6/24/97)*

MOTEL: An establishment providing transient accommodations containing six or more rooms with at least 25% of all rooms having direct access to the outside without the necessity of passing through the main lobby of the building.

NONCONFORMING LOT: A lot the area, dimensions or location of which was lawful prior to the adoption, revision or amendment of the Article, but which fails by reason of such adoption, revision, or amendment to conform to the present requirements of the applicable zoning district.

NONCONFORMING STRUCTURE: A building or structure, the setbacks, height, or location of which was lawful prior to the adoption of this Article or any amendments hereto, or previously adopted County Zoning Ordinances and which does not conform to the present regulations of the zoning district in which it is situated.

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NONCONFORMING USE: Any lawful use of land, building or structure, existing at the time of adoption of this Article which does not conform with the regulations of the district in which it is situated.

NOTICE TO PROPERTY OWNER: A notarized, legal document required by the County, to be completed and recorded with the deed by the property owner as part of a permit approval process and/or in conjunction with correction of a zoning violation. The purpose of the notice is to document specific conditions and/or restrictions that apply to a particular property and the improvements thereon. *(Amended by Ord. 3834, 3/20/90)*

OFFSHORE OIL AND/OR GAS RESERVOIR: Any oil and/or gas reservoir partially or fully seaward of the mean high tide line. *(Added by Ord. 4235, 9/3/96)*

OFFSITE HAZARDOUS WASTE MANAGEMENT FACILITY: A facility that accepts hazardous wastes from more than one generator, including the following:

Transfer Station: A facility where hazardous waste from more than one source is collected and consolidated for shipment to a treatment recycling, and/or disposal facility or facilities.

Storage Facility: A hazardous waste facility at which hazardous waste is contained for a period greater than 96 hours at an offsite facility or for periods greater than 90 days at an onsite facility, with specified exceptions. (California Health and Safety Code, Section 25123.3.).

Treatment Facility: A facility where the toxicity, chemical form, and/or volume of a hazardous waste is altered.

Recycling Facility: A facility engaged in the process of reclaiming, using or reusing hazardous wastes.

Residual Repository: A disposal facility for the long-term storage of the byproducts of treated hazardous waste for which there is no further practical treatment.

*(Added by Ord. 4046, 5/19/92)*

OIL: Where used in this Article, the word "oil" shall include gas and other hydrocarbon substances.

OIL AND GAS EXPLORATION: Drilling of wells and temporary deployment of associated equipment to extract minimal quantities of oil and/or gas for the purpose of

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evaluating the developmental potential of one or more reservoirs. Exploration requires the location of temporary equipment onsite to support drilling (e.g., pressure vessels, storage tanks). *(Added by Ord. 4235, 9/3/96)*

OIL AND GAS PRODUCTION: Drilling and re-working of oil and/or gas wells and long-term deployment of associated equipment to extract oil and/or gas and associated byproducts in payable quantities from a proven reservoir. *(Added by Ord. 4235, 9/3/96)*

Oil and gas production is divided into the following five major activities:

Drilling: All activities associated with the drilling of wells.

Extraction: All activities associated with the lifting of payable quantities of oil, gas, and byproducts, including secondary recovery operations as set forth in Section 25-31 of Chapter 25 of the County Code.

Separation: All activities at the drill site necessary to separate by gravity, or pressure the various phases of production. These phases would include water, oil, and natural gas. Free water knockout represents a typical gravity separation process.

Dehydration: All activities necessary to remove water from oil and/or gas by means other than gravity. Such activities may include heater treaters for oil dehydration and mole-sieves and glycol contactors for gas dehydration. Dehydration does not include wastewater treatment.

Transportation: Minimal activities necessary to transport oil, gas, produced water, and waste water to processing and treatment facilities.

OIL AND GAS PROCESSING/TREATMENT: Processing/treatment activities involve the chemical separation of oil and gas constituents and the removal of impurities. Processing activities would include oil stripping; hydrogen sulfide and carbon dioxide removal systems; depropanizers, debutinizers, or other types of fractionation; sulfur recovery plants; wastewater treatment plants; and separation and dehydration of oil/gas/water. *(Added by Ord. 4235, 9/3/96)*

ONE OWNERSHIP: Ownership of property or possession thereof under a contract to purchase or under a lease the term of which is ten years or more in any manner whereby such property is under a single or unified control, including ownership of property by a

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person or persons, firm, partnership, association, corporation, company, syndicate, estate, trust, or organization of any kind.

ONSITE HAZARDOUS WASTE MANAGEMENT FACILITY: A facility that stores, treats, recycles, and/or disposes of hazardous wastes generated only within the facility's boundaries. *(Added by Ord. 4046, 5/19/92)*

OWNER: For the purpose of a Detached or Attached Residential Second Unit, an owner shall be the individual whose name appears on the title to the property and for whom a home owners exemption is claimed. *(Added by Ord. 3395, 8/8/83; Amended by Ord. 4169, 10/11/94)*

OPEN SPACE:

a) Public Open Space:

Public open space shall include but not be limited to public parks, recreational support facilities (restrooms, stairways, picnic tables, etc.), public parking lots, beaches, access corridors such as bike paths, hiking, or equestrian trails, usable natural areas, and vista points which are accessible to members of the general public. Environmentally sensitive habitat areas and archaeological sites may be included in public open space. Water bodies such as streams, ponds, and lakes may be included in public open space only if available for active recreational purposes, i.e., swimming, boating, or fishing but in no case shall water bodies be credited for more than five percent of the total required public open space requirement. Public open space shall not include areas which are unusable for recreational purposes, i.e., private or public streets, private parking lots, or hazardous areas such as steep slopes and bluff faces.

b) Common Open Space:

Common open space shall include but not be limited to recreational areas and facilities for the use of the prospective residents or guests of a development such as tennis courts, swimming pools, playgrounds, community gardens, landscaped areas for common use, or other open areas of the site needed for the protection of the habitat, archaeological, scenic, or other resources. (Water bodies may be included but shall not be credited for more than five percent of the total required common open space.). Common open space shall not include driveways, public or private

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streets, parking lots, private patios and yards, other developed areas or hard surfaced walkways.

c) Private Open Space

Private open space shall include but not be limited to patios, decks, and yards for the private use of the residents of individual dwelling units.

OUTDOOR FESTIVAL: Any musical festival, dance festival, "rock" festival or similar musical activity at which music is provided by paid, or professional, or amateur performers or by prerecorded means, which is held at any place other than in a permanent building or permanent installation, which permanent installation has been constructed for the purpose of conducting such activities or similar activities, to which members of the public are invited or admitted for a charge or free of cost, and which is to be or is attended by five hundred or more persons. If such a festival or activity is to be or is attended by less than five hundred persons, it is an amusement enterprise conducted partially or wholly outside of a completely enclosed building.

PARKING LOT SALE: A temporary sale that is conducted by a retail store, shop, establishment in the area usually used for on-premise customer parking or pedestrian access (not within a public right-of-way) of that retail store, shop, or establishment and at which sale the same type of merchandise sold within that store, shop, or establishment is sold at retail.

PARKING SPACE: A space designed and reserved for the parking of motor vehicles, including all necessary maneuvering space, as provided elsewhere in this Article.

PEAK PARKING PERIOD: The two (2) hour period within a seven (7) day time period with the highest calculated parking demand for a single site. *(Added by Ord. 4086, 12/15/92)*

PERSON: Any individual, organization, partnership, or other business association or corporation, including any utility, and any federal, state, local government, or special district or any agency thereof.

PLANNING COMMISSION: The Santa Barbara County Planning Commission.

PREMISES: The area of land in one ownership surrounding a house or building.

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### PRIME AGRICULTURAL LANDS:

- (1) All land which qualifies for rating as Class I or Class II in the Soil Conservation Service land use capability classifications.
- (2) Land which qualifies for rating 80 through 100 in the Storie Index Rating.
- (3) Land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture.
- (4) Land planted with fruit- or nut-bearing trees, vines, bushes, or crops which have a nonbearing period of less than five years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than two hundred dollars per acre.
- (5) Land which has returned from the production of unprocessed agricultural plant products an annual gross value of not less than two hundred dollars (\$200) per acre for three of the previous five years.

PRINCIPAL STRUCTURE: A structure in which is conducted the principal use of the lot on which it is situated. In any residential, agricultural or estate district, any dwelling shall be deemed to be the principal structure on the lot on which it is situated.

PRIVATE SERVICES: (1) All production, storage, transmission, treatment and recovery facilities for water, sewerage, energy and other similar utilities and facilities owned or operated by any business organization, person or private entity, except for Oil and Gas Facilities regulated by Division 9, Sec. 35-150. (2) All private transportation facilities, including streets, roads and other related facilities. *(Added by Ord. 4084, 12/15/92)*

PROJECT: Any activity governed to any extent by this Article which involves the issuance, by one or more agencies governed by the Santa Barbara County Board of Supervisors, of a permit, license, certificate, or other entitlement for use. The term "project" generally refers to the whole of an activity which may be subject to more than one entitlement for use issued by one or more public agencies. However, the term "project" may refer to any specific action or activity which is part of a larger undertaking, depending upon the context in which the term "project" may be specifically used in this Article. (See

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also California Public Resources Code, Section 21065(c); California Government Code, Section 65931.) *(Added by Ord. 3613, 10/27/86)*

PUBLIC WORKS AND UTILITIES: *(Amended by Ord. 4084, 12/15/92)*

- (1) All production, storage, transmission, treatment and recovery facilities for water, sewerage, energy, telephone, and other similar utilities and facilities owned or operated by any public agency or by any utility that is subject to the jurisdiction of the Public Utilities Commission, except for Oil and Gas Facilities regulated by Division 9. Sec. 35-150 et. seq.
- (2) All publicly financed recreational facilities, all projects of the State Coastal Conservancy, and any development by a special district.
- (3) All community college facilities.

PUBLIC WORKS, TRANSPORTATION RELATED: All public transportation facilities, including streets, roads, highways, bridges, public parking lots and structures, ports, harbors, airports, railroads, and mass transit facilities and stations, trolley wires, and other related facilities. *(Added by Ord. 4084, 12/15/92)*

RAILROAD: *(Added by Ord. 4040, 5/19/92)* A permanent road that has a line of rails, fixed to ties and laid on a roadbed, for the purpose of providing a track for cars and equipment moved by locomotives or propelled by self-contained motors. The three general categories of lines include:

- a) **MAIN LINE:** The main line serves the long-distance intercity and interstate movement of trains, and is similar in function to an automobile expressway or major arterial street.
- b) **BRANCH LINE:** The branch line generally connects cities, military bases, and commercial/industrial areas to the mainline, and is similar in function to minor arterial and collector streets.
- c) **SPUR LINE:** The spur line connects specific entities, such as a factory, refinery, warehouse, or lumber yard to the branch line or main line, and is similar in function to connector streets.
- d) **SIDING or TURN-OUT:** Is railroad used for the purpose of allowing safe passage of trains, switching or rail cars, or parking of trains.



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RECREATIONAL VEHICLE: A motor home, travel trailer, camper or camping trailer, with or without motor power, designed for human habitation for recreational or emergency occupancy, with a living area less than 220 square feet excluding built-in equipment such as wardrobes, closets, cabinets, kitchen units or fixtures, bath and toilet rooms.

RECREATIONAL VEHICLE PARK: Any area or tract of land, where one or more lots are rented or leased or held out for rent to owners or users of recreational vehicles or tents and which is occupied for temporary purposes.

RESIDENCE HALL: A boarding house or lodging house, or combination thereof, used primarily for the purpose of providing facilities for student housing. The term "residence hall" shall not be deemed to include a fraternity or sorority house.

RESTROOM: A room which may contain a toilet and washbasin but shall specifically exclude any type of bathing facilities. *(Amended by Ord. 3834, 3/20/90)*

RETREAT: A building or group of buildings with appurtenant land and structures used for the purpose of providing facilities for groups assembled for periods of not to exceed 21 days for discussion, study, and recreation. When such facilities are to be located in rural areas, the retreat must require or benefit from a location surrounded by open land and the facility development shall be limited and subordinate to the character of the surrounding natural environment.

RIGHT-OF-WAY LINE: The recorded boundary of a public or private street.

RIPARIAN VEGETATION: Vegetation normally found along the banks and beds of streams, creeks, and rivers.

SANITARIUM: A health retreat, boarding house, hospice or other place for the treatment of disease or care of invalids. *(Amended by Ord. 4169, 10/11/94)*

SEA: The Pacific Ocean and all harbors, bays, channels, estuaries, salt marshes, sloughs, and other areas subject to tidal action through any connection with the Pacific Ocean, excluding nonestuarine rivers, streams, tributaries, creeks, and flood control and drainage channels.

SEISMIC RETROFIT: An alteration to the structural elements of a building or structure specifically and exclusively for the purposes of resisting earthquake forces. Seismic retrofit alterations exempt from Coastal Development Permits (Sec. 35-169.14.) are limited to: the

addition of foundation bolts, hold-downs, lateral bracing at cripple walls, and other structural elements required by County Ordinance 4062. The seismic retrofits shall not increase the gross square footage of the structure, involve exterior alterations to the structure, alter the footprint of the structure, nor increase the height of the structure. *(Added by Ord. 4227, 6/18/96)*

SEMI-DETACHED BUILDING: A building having a common wall with another building which wall has no openings connecting the two buildings.

SHADOW CONSTRUCTION: Pipeline construction, involving two or more separate pipeline projects in the same corridor, is coordinated at closely-timed intervals so that site rehabilitation is required only once.

SETBACK: The minimum required distance that a building or structure must be located from any property line, street center line, or right-of-way line.

SINGLE ROOM OCCUPANCY: A multi-unit residential use where occupants share common kitchen and bathroom facilities. *(Added by Ord. 4169, 10/11/94)*

SITE: The area of project development that may be located within, or consist of, one or more legal lots or parcels. *(Added by Ord. 4318, 6/23/98)*

SOUTH COAST CONSOLIDATED OIL AND GAS PROCESSING SITES: The sites supporting the Las Flores Canyon Oil and Gas Processing facility (The industrially zoned portions of APNs 81-220-14 and 81-230-19) and the Gaviota Oil and Gas Processing facility (APNs 81-130-07, 81-130-53, and the industrially zoned portion of 81-130-52). Any new oil and gas production from offshore reservoirs or zones that is processed within the SCCPA must be processed at these two sites. *(Added by Ord. 4235, 9/3/96)*

SOUTH COAST CONSOLIDATION PLANNING AREA (SCCPA): The unincorporated area from Point Arguello to the City of Santa Barbara, and from the ridge of the Santa Ynez Mountains to the three-mile offshore limit line to the south and southeast. *(Added by Ord. 3701.)*

SPECIAL CARE HOME: A residential home providing 24-hour non-medical care and supervision that is eligible for a license for a capacity of 7 or more clients from the State Department of Social Services, Community Care Licensing Division or a licensing agency authorized by said Department as a "Group Home-Children," "Transitional Home," "Adult Residential Home," "Residential Care Facility for the Elderly or Handicapped," or "Foster

Home." Note: Facilities which serve six or fewer persons shall be considered a residential use and the residents and operators of the facility shall be considered a family [Health and Safety Code §1566.3]. *(Amended by Ord. 4169, 10/11/94; Ord. 4298, 3/24/98)*

SPECIAL DISTRICT: Any public agency, other than a local government as defined in this Article, formed pursuant to general law or special act for the local performance of governmental or proprietary functions within limited boundaries. "Special District" includes, but is not limited to, a county service area, a maintenance district or area, an improvement district or improvement zone, or any other zone or area, formed for the purpose of designating an area within which a property tax rate will be levied to pay for a service or improvement benefiting that area.

SPECIAL TREATMENT AREA: An identifiable and geographically bounded area within the coastal zone that constitutes a significant habitat area, area of special scenic significance, and any land where logging activities could adversely effect a public recreation area or the biological productivity of any wetland, estuary, or stream especially valuable because of its role in a coastal ecosystem.

STABLE, PRIVATE: An accessory building in which horses are kept for private use and not for remuneration, hire or sale.

STAGING AREAS: Minor coastal facilities used for temporary storage and handling of equipment and materials accessory and incidental to construction of a specific oil and gas development project. Staging areas are to be at a scale of development not detrimental to the surrounding land uses and character. *(Added by Ord. 3537, 10/8/85)*

STATE UNIVERSITY OR COLLEGE: The University of California and the California State University and Colleges.

STORY: That portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it, then the space between the floor and the ceiling next above it.

STREAM: Watercourses, including major and minor streams, drainageways and small lakes, ponds and marshy areas through which streams pass. (Coastal wetlands are not included.)

MAJOR STREAM: A stream with a drainage area in excess of 500 acres.

MINOR STREAM: A stream with a drainage area less than 500 acres.

STREAM CORRIDOR: A stream and its minimum prescribed buffer strip.

STREET: A permanently reserved, public or private right-of-way which affords the public a principal means of vehicular access to abutting or adjacent property, not including alleys or driveways as defined herein. The service or frontage road of a freeway or limited access highway shall be considered as a street separate from such freeway or highway.

STREET FRONTAGE: The portion of a property abutting a public or private street.

STRUCTURE: Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground. A trailer shall not constitute a structure within the meaning of this Article.

As used in this section, "structure" includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.

STRUCTURAL ALTERATION: Any change in the supporting members of a building or structure, such as bearing walls, column beams or girders or in the dimensions or configuration of the roof.

STUDIO DWELLING UNIT: A single dwelling unit which does not contain a bedroom and which is located within a two-family dwelling or a multiple dwelling.

SUBDIVISION: A division of land as defined in the State Subdivision Map Act.

SUPPLY BASES: Major onshore and nearshore facilities which provide multi-company warehousing and handling services for supplies associated with short- and long-term offshore oil and gas industrial operations. *(Added by Ord. 3537, 10/8/85)*

SWAP MEET: An open-air market operating during daylight hours on weekends and holidays for the sale or exchange of merchandise at retail by a number of sellers. Signs or other advertising by the individual sellers and outdoor storage of materials or merchandise, except during hours of operation, are prohibited.

TEMPORARY GUEST: Non-paying guests occupying the premises for not more than 120 days in any twelve (12) month period.

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TRAILER: A vehicle with or without motor power which is designed or used for human habitation, office, or storage including camper, travel trailer and mobile home but not including mobile homes on a permanent foundation.

VISION CLEARANCE: A triangular space at the street or highway corner of a corner lot containing no planting, fences, walls, or other structure exceeding four feet in height. Vision clearance shall be measured along the street line from the corner to the hypotenuse of the triangle. *(Amended by Ord. 4067, 8/18/92)*

WASTE MINIMIZATION: The reduction, to the maximum extent feasible, of hazardous waste that is generated or subsequently stored, treated or disposed. Waste minimization is a reduction in the total volume or quantity of hazardous waste, and minimizes the present and future threats to human health and the environment. As used in the HWMP and this Ordinance, waste minimization includes source reduction, recycling and onsite treatment of hazardous wastes. *(Added by Ord. 4046, 5/19/92)*

WETBAR: An area of a room in detached structures that may include the following features: *(Amended by Ord. 3834, 3/20/90)*

- a) A counter area with a maximum total length of seven (7) feet.
- b) The counter area may include a bar sink and under-counter refrigerator.
- c) The counter area may include an overhead cupboard area not to exceed 7 feet in length.
- d) The counter area shall be located against a wall or, if removed from the wall, it shall not create a space between the counter and the wall of more than four (4) feet in depth. The seven (7) foot counter shall be in one unit. The intent of this provision is to avoid the creation of a kitchen room.
- e) No cooking facilities shall be included in the wetbar area.

WETLAND: Lands within the coastal zone which may be covered periodically or permanently with shallow water and include saltwater marches, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens.

~~WIRELESS COMMUNICATION FACILITY: A commercial facility that transmits and/or receives radio communication signals through the air for cellular, personal communication services, pagers, and/or similar services. The facility can include, but is~~

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~~not limited to; antennas, radio transmitters, equipment shelter or cabinet, air vents, antenna support structure, air conditioning units, fire suppression systems, and emergency back-up generators. Categories of facility types include:~~

- a) ~~**Microcell:** A small low power radio transceiver facility (10 watts per radio transmitter) comprised of an unmanned equipment cabinet with a total volume of one hundred (100) cubic feet or less that is either under or aboveground, and one omni-directional whip antenna with a maximum length of five feet, or up to three small (approximately 1 ft. x 2 ft. or 1 ft. x 4 ft.) directional panel antennas, mounted on a single pole, an existing conventional utility pole, or other similar support structure.~~
- b) ~~**Macrocell:** A low power radio transceiver (i.e., transmits and receives signals) facility (up to 100 watts per radio transmitter) that is comprised of an unmanned equipment shelter (above or below ground) approximately 300 square feet per licensed provider, omni-directional whip, panel or microwave dish antennas mounted on a support structure (e.g., monopole, lattice tower), or building. A Macrocell typically includes 60 radio transmitters.~~
- c) ~~**Tenant Improvement:** A Microcell or Macrocell, or similar facility, that is entirely enclosed within, or on, the roof of an existing building or structure. If the facility is located on the roof of an existing building, the radio equipment is enclosed within an unmanned equipment shelter or cabinet. The associated antennas and necessary air vents are generally not enclosed within the building or the equipment shelter. (Added by Ord. 4263, 6/21/97)~~

YARD: An open space that lies between the principal or accessory building or buildings and the nearest lot line. Such open space is unoccupied and unobstructed from the ground upward except for architectural features as specified in Sec. 35-125., and accessory buildings as specified in Sec. 35-119., of this Article. In measuring a yard as hereinafter provided, the line of a building shall be deemed to mean a line, parallel to the nearest lot line, drawn through the point of a building or the point of a dwelling group nearest to such lot line.

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YARD, FRONT: A yard extending across the front of a lot between the inner side yard lines and measured from the front line of the lot to the front line of a building.

YARD, REAR: A yard extending across the full length of the lot and measured between the rear line of the lot and the nearest line of the principal building. For the purpose of this Article, the rear yard of an irregular or triangular lot shall be measured from a line at least ten feet long lying entirely within the lot, parallel to and most distant from the front line of said lot.

YARD, SIDE: A yard between the side line of the lot and the nearest line of a building, and extending from the front line of the lot to the required rear yard setback line.

ZONING ADMINISTRATOR: A position authorized by Section 65900 et seq of the California Government Code created by ordinance, which authorizes a hearing officer to hear and decide on applications including, but not limited to, Minor Conditional Use Permits and Variances, as set forth within this Article, and Article V of Chapter 2, Santa Barbara County Code.

ZONING ORDINANCE: An ordinance authorized by Section 65850 of the Government Code or, in the case of the charter city, a similar ordinance enacted pursuant to the authority of its charter. *(Added by Stats. 1979, Ch. 919.) (Amended by Ord. 3954, 2/21/92)*

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*[Added by City Ord. 09-08, 6/16/09:]*

MARIJUANA: Marijuana shall have the same meaning as provided in Health and Safety Code Sections 11018, as that section now appears or may hereafter be amended or renumbered.

MEDICAL MARIJUANA DISPENSARY: Any site, facility, location, use, cooperative or business, whether for profit or non-profit, whether permanent or mobile, which to any extent distributes, sells, exchanges, processes, delivers, gives away, or cultivates marijuana for medical purposes to qualified patients, health care providers, patients' primary caregivers, or physicians pursuant to Proposition 215, Health & Safety Code § 11362.5 et seq. or any State regulations adopted in furtherance thereof.

PERSON WITH AN IDENTIFICATION CARD: Person with a medical marijuana identification card shall have the meaning set forth in California Health and Safety Code Section 11362.7, as that section now appears or may hereafter be amended or renumbered.

PRIMARY CAREGIVER: Primary caregiver shall have the meaning set forth in California Health and Safety Code Section 11362.7, as that section now appears or may hereafter be amended or renumbered.

QUALIFIED PATIENT: Qualified patient shall have the meaning set forth in California Health and Safety Code Section 11362.7, as that section now appears or may hereafter be amended or renumbered.

*[Added/amended by City Ord. 09-10, 7/21/09:]*

ANTENNA: Any system of wires, poles, rods, horizontal or vertical elements, panel, reflecting discs, or similar devices used for the transmission or reception of electromagnetic waves.

ANTENNA ARRAY: Antennas having active elements extending in more than one direction, and directional antennas mounted upon and rotated through a vertical mast or tower interconnecting the beam and antenna support, all of which elements are deemed to be part of the antenna.

ANTENNA SUPPORT STRUCTURE: A pole, utility pole, monopole tower, lattice tower, guyed tower, telescoping mast, tower tripod, faux tree, or other similar structure utilized for the purpose of supporting an antenna(s) used for the transmission and reception of electromagnetic waves.

CELL-ON-WHEELS ("COW") TELECOMMUNICATION FACILITY: A mobile cell site that consists of a cell antenna tower and electronic radio transceiver equipment on a truck or trailer, designed to be part of a cellular network.

RADIOFREQUENCY TRANSPORT SERVICE SYSTEM: A network or system of wireless communication facilities designed and intended to provide radiofrequency transport services to



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wireless carriers consisting of a central hub and system of fiber optic cables connecting remote nodes and small antennae attached to utility poles and similar structures.

STEALTH, CAMOUFLAGE, OR CAMOUFLAGE FACILITY: A telecommunication facility in which the antenna, and sometimes the support equipment, are hidden from view in a faux tree, monument, cupola, or other concealing structure which either mimics, or which also serves as, a natural or architectural feature.

SUBSTANTIALLY VISIBLE: An object is considered to be substantially visible if it stands out as a conspicuous feature of the landscape when viewed with the naked eye. This shall not apply to structures and natural features that would normally occur within the setting of the object and are utilized to camouflage or otherwise minimize the visual impact of a telecommunication facility.

SUPPORT EQUIPMENT: The physical, electrical and/or electronic equipment included within a telecom facility used to house, power, transport and/or process signals from or to the facility's antenna or antennas.

TELECOMMUNICATION FACILITY: A facility that transmits and/or receives wireless radio signals or electromagnetic waves, including but not limited to directional, omni-directional and parabolic antennas, structures or towers to support receiving and/or transmitting devices, supporting equipment and structures, and the land or structure on which they are all situated, for communication purposes including data transfer. It includes antennas, microwave dishes, horns, and other types of equipment for the transmission or reception of such signals; telecommunication towers or similar structures supporting said equipment; equipment buildings; parking areas and other accessory development. It does not include facilities staffed with other than occasional maintenance and installation personnel or broadcast studios, or mobile transmitting devices, such as vehicle or hand held radios/telephones and their associated transmitting antennas.

TELECOMMUNICATION FACILITY, CO-LOCATED: A telecommunication facility comprised of a single telecommunications pole, tower or building supporting one or more antennas, dishes, or similar devices owned or used by more than one public or private entity.

TELECOMMUNICATION FACILITY, COMMERCIAL: A telecommunications facility that is operated primarily for, or accessory to, a business purpose or purposes.

TELECOMMUNICATION FACILITY, HEIGHT: The height of a telecommunication tower shall be measured from the natural, undisturbed ground surface below the center of the base of said tower to the top of the tower itself, or, if higher, the tip of the highest antenna or piece of equipment attached to the tower. In the case of an antenna or antenna support structure mounted on a building or structure, the height of the antenna or antenna support structure includes the height of the portion of the building that it is mounted on.

## DEFINITIONS

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TELECOMMUNICATION FACILITY, MULTIPLE USERS: A telecommunications facility comprised of multiple telecommunication towers or buildings supporting one or more antennas owned or used by more than one public or private entity.

TELECOMMUNICATION FACILITY, NON-COMMERCIAL: A telecommunication facility that is operated solely for a non-business purpose.

TELECOMMUNICATION FACILITY OPERATOR: Any person, firm, corporation, company, or other entity that directly or indirectly owns, leases, runs, manages, or otherwise controls a telecom facility or facilities within the City.

TELECOMMUNICATION FACILITY, TENANT IMPROVEMENT: A wireless telecommunication facility where the transmission facility and the associated antennas are (1) entirely enclosed within an existing building, including architectural projections, or (2) located on the roof of an existing building or structure, or (3) the antenna is located on the exterior wall of a building or structure, and the general public does not have access to the facility. Tenant improvements do not include antennas that are mounted on utility poles or similar structures.

TELECOMMUNICATION SITE, CO-LOCATED: Any site where more than one antenna support structure is installed in close proximity to another on one parcel.

TOWER: A mast, pole, monopole, guyed tower, lattice tower, freestanding tower, or other structure designed and primarily used to support one or more antennas.

TOWER, LATTICE: A multiple sided open metal frame support structure, which supports antennas and related equipment, typically with three or four support legs.

TOWER, MONOPOLE: A tower consisting of a single pole, constructed without guy wires and ground anchors.