

Section 1703-9: Form-Based Code Glossary

Subsections:

- 1703-10.10 Glossary of General Terms and Phrases
- 1703-10.20 Glossary of Land Use Terms

1703-9.10 Glossary of General Terms and Phrases

A. Definitions

Accessory Dwelling Unit. See "Dwelling, Accessory" in Subsection 1703-10.20 (Glossary of Land Use Terms).

Accessory Building/Structure. See "Accessory Building/Structure" in Subsection 1703-10.20 (Glossary of Land Use Terms).

Addition. The enlargement of an improvement accomplished by appending a new improvement.

Adjacent. Sharing a common lot line, or having lot lines separated only by an alley.

Adjacent Buildings. Two or more buildings located upon adjacent lots.

Alley. See Subsection 1703-7.30 (Alley).

Allowed Use. Uses that are allowed by right and are not subject to the conditions of approval, mandatory review periods, or expiration periods as required for use permits or minor use permits.

Alteration. A change in the dimensions or configuration of an existing improvement's structural support system.

Ancillary Structure/Ancillary Building. See "Accessory Building/Structure" in Subsection 1703-10.20 (Glossary of Land Use Terms).

Architectural Features. Exterior building elements intended to provide ornamentation to the building massing including, but not limited to: eaves, cornices, bay windows, window and door surrounds, and balconies.

Awning. A roof or cover that projects from the wall of a building and extends over a window or door; is made of canvas, aluminum or similar material; and may be fixed in place or be retractable.

B. Definitions

Block Face. Perimeter edge of a street block.

Building. A structure consisting of one or more foundations, floors, walls and roofs that completely surround an interior space, and may include exterior appurtenant structures such as porches and decks.

Buildable Area. The area in which a building may be constructed.

Building Entrance. A point of pedestrian ingress and egress to a building.

Building Form. The overall shape and dimensions of a building.

Glossary of General Terms and Phrases

Building Signs. Any sign that is fastened, attached, connected, or supported in whole or in part by a building or architectural feature.

Building Type. A building defined by its combination of configuration, disposition and function. A list of building types is set forth in Subsection 1703-3

Build-to Line (BTL). A line parallel to a lot line or right-of-way line where a building facade must be placed.

C. Definitions

Ceiling Height, Ground Floor. Height from finished floor to finished ceiling of primary rooms on the ground floor, not including secondary rooms such as bathrooms, closets, utility rooms and storage spaces.

Ceiling Height. Height from finished floor to finished ceiling of primary rooms on a floor above the ground floor, not including secondary rooms such as bathrooms, closets, utility rooms and storage spaces.

Chamfered Corner. The intersection of three walls that creates a beveled edge rather than a 90 degree corner.

Changeable Copy Sign. A variable message sign composed of individual letters panel-mounted in or on a track system.

Charrette. A multi-day collaborative design and planning workshop that includes all affected stakeholders with an interest in the matter at hand.

Civic. A term defining not-for-profit organizations that are dedicated to arts, culture, education, religious activities, recreation, government, transit, and public parking facilities.

Civic Building. A structure operated by governmental organizations and limited to civic and related uses.

Civic Space. An outdoor area dedicated to civic activities.

CMC. Cincinnati Municipal Code.

Code. Cincinnati Municipal Code Chapter 1703, Cincinnati Form-Based Code.

Commercial. A term defining service and retail uses collectively.

Common Courtyard. An entry court, forecourt or courtyard shared by multiple residential units or commercial spaces.

Common Area. A portion of a residential development reserved for the exclusive use of the persons who reside in a dwelling unit within the development, and their guests.

Construction. The addition or removal, whether in whole or in part, of making an improvement to a lot, building or structure.

Corner Entry. An entrance located on the corner of a building.

Courtyard. An uncovered area that is completely or partially enclosed by walls or buildings.

Glossary of General Terms and Phrases

Crawl Space. A shallow unfinished uninhabitable space beneath the floor or directly under the roof of a building that provides access to utility, structural and other building components not readily accessible from the habitable portions of the building.

D. Definitions

Depth, Ground-Floor Space. The distance from the street-facing facade to the rear interior wall of the ground-floor space available for an allowed use.

Depth-to-Height Ratio. The relationship of the depth of a space divided by the average height of the surrounding buildings.

Detached. Separate or unconnected.

Detached House(s). Separate or disconnected building.

Director. Director of City Planning and Buildings or his or her duly appointed representative.

Disposition, Formal. Composed in a formal arrangement, in a regular, classical, and typically symmetrical manner.

Disposition, Informal. Civic spaces with an informal character have a mix of formal and natural characteristics.

Disposition, Naturally. A preservation of the existing natural condition or a composition of elements arranged as they would appear in nature, with irregular shapes and asymmetry.

Distance Between Entries. The horizontal distance between entrances on the main facade of a building or buildings.

Dooryard. See Subsection 1703-4.90 (Dooryard).

Driveway. A vehicular lane within a lot, or shared between two lots, usually leading to a garage, other parking or loading area.

Duplex. See Subsection 1703-3.80 (Duplex).

Dwelling Unit. An enclosed space used or intended to be used for living, sleeping, cooking, and eating.

Dwelling Unit, Stacked. A dwelling unit situated immediately above or below another dwelling unit.

E. Definitions

Eave. The overhang at the lower edge of a roof.

Edison Bulbs. Reproduction light bulbs manufactured to have the appearance of the original light bulbs introduced by Thomas Edison. Typically, these are incandescent bulbs with filaments and lens shaped like the original bulbs.

Elevated Ground Floor. A ground floor situated above the grade plane at street-level.

Encroachment. Any architectural feature, structure or structural element, such as a gallery, fence, garden wall, porch, stoop, balcony, bay window, terrace or deck, that breaks the plane of a vertical or horizontal regulatory limit, and extends into a setback, beyond the build-to-line, into the public frontage, or above a height limit.

Entry. An opening, such as a door, passage, or gate, that allows access to a building.

Glossary of General Terms and Phrases

Entry, Service. An entry used for the delivery of goods and removal of refuse.

External Employee. An employee who does not reside at his or her place of employment.

F. Definitions

Facade. The vertical surface of a building.

Facade Zone. The area between the minimum and maximum setback lines.

Facility. An improvement, structure or building that is designed and used for a particular purpose.

Fence. A structure made of wire, wood, metal, masonry or other material, and typically used as a screen or enclosure for a yard or open space or as a divider along a lot line.

Finished Grade. The final ground elevation around a building after all earthwork has been completed.

Flex Space. A room or group of internally connected rooms designed to accommodate an evolution of use over time in response to an evolving market demand. Typically designed to accommodate future commercial uses, while accommodating less intense short-term uses, such as residential or live/work, until the full commercial demand has been established.

Floorplate. An area measurement in square feet of either the gross or the rentable floor area of a typical floor in a building.

Floorplate, Commercial. The square footage area measurement of a floorplate dedicated to commercial uses.

Floorplate, Residential. The square footage area measurement of a floorplate dedicated to residential uses.

Footprint. The outline of the area of ground covered by a building or structure.

Footprint Area. The total square footage contained within a footprint.

Freestanding Wall. A wall that is separate from a building and supported by independent means.

Front-Lit Signs. Individual letters are solid material (typically aluminum) on the back and sides (returns) with internal illumination and a polycarbonate sign face allowing light to illuminate the individual letter faces from within.

Frontage. A strip or extent of land abutting a thoroughfare, civic space or other public right-of-way.

1. **Frontage, Private.** The area between the building facade and the shared lot line between the public right-of-way and the lot.

2. **Frontage, Public.** The area between the curb of the vehicular lanes and the edge of the right-of-way.

Frontage Line. The lot lines fronting a thoroughfare or other public way, or a civic space.

Frontage Type. See Section 1703-4 (Specific to Frontage Types).

Furniture Area. An area of space that allows for the placement of furniture without restricting the movement of pedestrians.

Glossary of General Terms and Phrases

G. Definitions

Gable. A vertical wall in the shape of a triangle formed between the cornice or eave and the ridge of the roof.

Garage. A structure, or part thereof, used or intended to be used for the parking and storage of motor vehicles.

Glazing. Openings in a building in which glass is installed.

Gross Floor Area. The total floor area inside the building envelope, including the external walls, but not including the roof.

Ground Floor. The floor of a building located nearest to the level of the ground around the building.

H. Definitions

Habitable Space. The portion of a building that is suitable for human occupancy.

Halo/ Reverse-Lit Signs. Letters or logos are solid material (typically aluminum) on the sides (returns) and faces, being mounted away from the wall to project illumination onto the wall surface creating a halo effect. Letters or logos themselves are opaque and not illuminated.

Height, Building. See Subsection 1703-5.60 (Building Height).

Household. Up to four persons unrelated to each other by blood, marriage or legal adoption, living together as a single housekeeping unit; or up to eight persons, other than foster parents and employees, living together in a foster home approved and regulated by the State of Ohio.

I. Definitions

Identification Sign. A sign for the purpose of identifying the name of a business.

Improvement. The product of any modification to a lot, structure or building.

Infill. The development of a lot that is largely surrounded by developed lots.

J. Definitions

No specialized terms beginning with the letter J are defined at this time.

K. Definitions

No specialized terms beginning with the letter K are defined at this time.

L. Definitions

Landing. A level area at the top or bottom of a staircase or between one flight of stairs and another.

Landscaping. Flowers, shrubs, trees or other decorative material of natural origin.

Loading Dock(s). A platform where cargo from vehicles or trains can be loaded or unloaded.

Lot. A unit of real property having boundaries established by the official county tax map.

1. **Lot, Corner.** A lot with two or more frontage lines that intersect.

2. **Lot, Flag.** A lot that does not abut on an improve, publicly-dedicated street or an improve, private street for the full required width prescribed by the Form-Based Code, also known as a “panhandle lot,” or a “rear lot.”

Glossary of General Terms and Phrases

3. **Lot, Through.** A lot with two or more frontage lines that do not intersect.

Lot Area. The total square footage or acreage of horizontal area included within the lot lines.

Lot Coverage. The portion of a lot, expressed as a percentage, that is covered in buildings or other structures.

Lot Depth. The horizontal distance between the front lot line and rear lot line of a lot measured from the midpoint of the front lot line to the midpoint of the rear lot line.

Lot Line. The legal perimeter and geometry of a parcel of property demarcating one lot from another.

1. **Lot Line, Front.** One of the following:

- a. The frontage line in the case of a lot having a single frontage line;
- b. The shortest frontage line in the case of a corner lot with two frontage lines, neither of which are adjacent to a thoroughfare or a parcel with Independent Frontage;
- c. The frontage line generally perceived to be the front lot line in the case of a corner lot with three or more frontage lines, none of which are adjacent to a thoroughfare or a parcel with Independent Frontage;
- d. The frontage line adjacent to a thoroughfare in the case of a corner lot with two or more frontage lines, one of which is adjacent to a thoroughfare;
- e. The frontage line adjacent to a parcel with Independent Frontage in the case of a corner lot with two or more frontage lines, one of which is adjacent to a parcel with Independent Frontage; or
- f. The frontage line adjacent to the front lot line of an adjacent lot in the case of a through lot.

2. **Lot Line, Near.** Nearest lot line to a given point on a parcel.

3. **Lot Line, Rear.** The lot line opposite the front lot line.

4. **Lot Line, Side.** Lot lines connecting the front and rear lot lines.

Lot Width. The horizontal distance between the side lot lines as measured from the midpoint of one side lot line to the midpoint of the other side lot line.

M. Definitions

Main Body. The primary massing of a building.

Main Building. The building that serves as the focal point for all activities related to the principal use of the lot.

Main Facade. The front façade of a main building.

Major. Having a greater size, scope, effect, characteristic or quality relative to the other corresponding sizes, scopes, effects, characteristics or qualities; or being the greater of two or more.

Massing. The overall shape or arrangement of the bulk or volume of buildings and structures.

Glossary of General Terms and Phrases

Minor. Having a lesser size, scope, effect, characteristic or quality relative to the average size, scope, effect, characteristic or qualities; or being the lesser of two or more.

Mixed-Use. A building of defined area in which multiple uses may be established.

N. Definitions

Neighborhood Center. A development that provides a mix of civic, institutional and/or commercial uses.

Neon Signs. Electric signs lighted by luminous gas-discharge tubes that contain rarified neon or other gases. If true neon is substituted for LED arrays, the lumen-level of the LED array may not exceed that of traditional neon.

New Construction. New development in which permits were filed for on or after the effective date of this Code.

Non-Conforming Uses. A use of an improvement or a lot that was lawfully established prior to the effective date of the Ordinance and maintained since that time but does not conform with the regulations and standards established by the Ordinance and all subsequent amendments.

O. Definitions

Open-Lit Signs. Letters or logos are solid material (typically aluminum) on the back and sides (returns) with a clear or open face. Illumination is provided within the sign and is exposed and visible from the front of the sign. These signs are typically designed with neon or Edison Bulb lighting.

Open Zone. A sub-zone within a transect zone that allows for a greater range of land uses without relaxing the building form standards of the zone.

Outdoor Advertising Sign. See Cincinnati Municipal Code, Chapter 895.

Overhead Doors. Doors constructed in horizontally hinged sections that are equipped with hardware that rolls the sections into an overhead position clear of the opening.

P. Definitions

Parapet. A low wall along the edge of a roof or the portion of a wall that extends above the roof line.

Parcel. See "Lot."

Parking Driveway Width. The horizontal dimension, measured perpendicular to the direction of travel, of a driveway.

Passive Recreation. See "Recreation, Passive."

Path of Travel. A continuous, unobstructed pedestrian way.

Pedestrian Shed. An area centered on a major destination. Its size is measured by the average distance that may be traveled at an easy walking pace in a given amount of time from its center to its edge. Pedestrian sheds are useful for planning walkable areas. See Subsection 1703-6.30.B (Pedestrian Sheds).

Planting Strips. A landscaped or grassy area located between a street and a sidewalk.

Podium. A continuous projecting base or pedestal under a building.

Glossary of General Terms and Phrases

Podium Tops. A flat, elevated and open area above a podium that can be used as common area.

Porch. A covered shelter projecting in front of the entrance of a building.

Pre-Development Grade. The grade of a lot prior to any site improvements related to the proposed development.

Presumable Curb. The point at which the paved area of a street with no curb ends.

Property. See "Lot".

Public Use. A use undertaken by a political subdivision, its agents or assigns.

Push Through Signs. Letters or logos are routed out of a solid opaque surface and matching acrylic letters are pushed through the back of the sign to protrude from the surface.

Q. Definitions

No specialized terms beginning with the letter Q are defined at this time.

R. Definitions

Rear. Opposite of front. See "lot line, rear."

Recessed Entryway. An entrance to a building setback from the facade of the building.

Recreation, Active. Recreational pursuits, usually performed with others and often requiring equipment, that require physical alteration to the area in which they are performed. Such areas are intensively used and include, but are not limited to, playgrounds, sport courts, baseball/softball and other field sports, and swimming pools.

Recreation, Passive. Recreational pursuits involving existing natural resources that can be carried out with little alteration or disruption to the area in which they are performed. This includes, but is not limited to, such activities as walking, hiking, bicycling, bird and animal watching, and picnicking.

Residential. Premises used primarily for human habitation.

Right-of-Way. (R.O.W.) Land, property, or an interest therein, dedicated to transportation purposes.

1. **Right-of-Way, Public.** A right-of-way dedicated to use by the general public.

S. Definitions

Satellite Dish Antenna. Parabolic or spherical antenna whose purpose is to receive and transmit radio communication signals to and from satellites.

Secondary Wings. A structure physically attached to, and secondary and incidental to, the main body of a main building.

Semi-Public Use. A use owned or operated by a non-profit organization, private institution or foundation.

Semi-Public Utility Building. A building owned or operated by a non-profit organization, private institution or foundation, and used to provide utility services to its members or those persons it serves.

Setback. The mandatory clear distance between a lot line and a structure.

Glossary of General Terms and Phrases

Shared Parking. Parking spaces assigned to two or more users, who are unlikely to need the spaces at the same time of day.

Shopfront. See Subsection 1703-4.110 (Shopfront).

Sidewalk. A paved right-of-way exclusively for pedestrian use and often installed between a street and lot frontages.

Sign. A structure, device, figure, display, message placard or other contrivance, or any part thereof, situated outdoors or indoors, which is designed, constructed, intended or used to advertise, or to provide information in the nature of advertising, to direct or attract attention to an object, person, institution, business, product, service, event or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination or projected images. A list of sign types is set forth in Subsection 1703-5.80

Site. One or more adjacent lots under common ownership.

Street, Front. Street located along the front lot line of a parcel.

Street, Side. Street located along a lot line of a parcel that is not along the front lot line.

Storefront. The portion of a building frontage comprised of the display window or entrance and its components, including windows, doors, transoms and sill pane, that accommodates retail uses.

Story. A habitable floor level within a building that is above grade.

Structure. An improvement permanently attached to real property.

T. Definitions

Tandem Parking. A parking space deep enough to allow two cars to park one behind the other.

Thoroughfares. A way for use by vehicular, pedestrian, and bicycle traffic that provides access to lots and open spaces, and incorporates vehicular lanes and public frontages.

Transect. A cross-section of the environment showing a range of different habitats. The Rural-to-Urban Transect of the human environment is divided into multiple transect zones that describe the physical form and character of a place according to the intensity of its land use and urbanism. See Subsection 1703-P.20 (The Rural-to-Urban Transect: The Framework for the FBC).

Transect Zone. A designated area governed by the regulations set forth in this Chapter. See Section 1703-2 (Specific to Transect Zones).

Transit Station. A lot or structure used for the purpose of parking, loading and unloading freight and passengers from train or bus transportation. May include parking facilities and other commercial amenities to service transit passengers.

Transit Stop. A location where public transportation vehicles stop to load and unload passengers. A transit stop may or may not include a shelter or a pullout.

U. Definitions

Unit. A discrete portion of a building.

Use Permit, Minor. See Subsection 1703-8.60 (Minor Use Permit).

Use Permit. See Subsection 1703-8.60 (Use Permit).

Glossary of General Terms and Phrases

Utilities. Facilities used to furnish electricity, gas, steam, communications, water, drainage, sewage disposal, or flood control to the public. Utilities may also refer to such persons, firms, corporations, departments, or boards that own such a facility.

Utility Line. Facility used for the transmission of one or more utility services.

V. Definitions

Visitability. A very basic level of accessibility that enables persons with disabilities to visit friends, relatives, and neighbors in their homes by providing at least one accessible means of egress/ingress for each residential unit.

W. Definitions

Walkable Neighborhood Plan (WNP). A strategy for creating and reinforcing walkable urban environments with a mix of housing, civic, retail and service choices within a compact, walkable, and transit-ready environment.

Walkway. A private paved pedestrian way located on one or more lots.

Wall Plane. A vertical surface defined by the facades of buildings.

Width-to-Height Ratio. The ratio of the horizontal size of a space measured perpendicularly to the vertical height of a building.

Work/Live Unit. An integrated housing unit and working space in a structure that has been designed or structurally modified to accommodate joint residential occupancy and work activity with a substantial commercial component that may accommodate employees and walk-in trade.

X. Definitions

No specialized terms beginning with the letter X are defined at this time.

Y. Definitions

Yard. The area between the buildable area on a lot and a lot line.

1. **Yard, Front.** The area between the buildable area on a lot and the front lot line.
2. **Yard, Side.** The area bounded by the building area on a lot, a side lot line, the front lot line and the rear lot line.
3. **Yard, Rear.** The area between the buildable area on a lot and the rear lot line.

Z. Definitions

No specialized terms beginning with the letter Z are defined at this time.

I703-9.20 **Glossary of Land Use Terms**

A. Definitions

Accessory Structure. A structure physically detached from, secondary and incidental to, and commonly associated with a primary structure and/or use on the same site. Accessory structures normally associated with a residential use include, but are not limited to: garages (unenclosed or enclosed) for the storage of automobiles (including incidental restoration and repair); personal recreational vehicles and other personal property; studios; workshops; greenhouses (noncommercial); enclosed cabanas and pool houses; and storage sheds.

Accessory structures normally associated with a non-residential use include, but are not limited to: garages (unenclosed or enclosed) for the storage of automobiles and work related vehicles and equipment (including incidental restoration and repair); storage structures; workshops; and studios.

Accessory Uses. A use subordinate, customarily incidental and exclusive to the principal use of a building or lot and located on the same lot as the principal building or use, except as otherwise specified.

Alcoholic Beverage Sales. The retail sale of beer, wine and/or spirits for on-site or off-site consumption, either as part of another retail use or as a primary business activity.

Animal Services. An establishment where animals are treated.

1. **Animal Services, Boarding.** A commercial facility for the grooming, keeping, boarding or maintaining of five or more animals (four months of age or older), except for dogs or cats for sale in pet shops or in animal hospitals., but includes pet day care.

Artisan Production. See "Production, Artisan."

Automatic Teller Machine (ATM). A type of banking and financial services with automated or self-service banking features with no staff or personnel provided.

B. Definitions

Bank/Financial Services. Financial institutions, including, but not limited to: banks and trust companies; credit agencies; holding (but not primarily operating) companies; lending and thrift institutions; other investment companies; securities/commodity contract brokers and dealers; security and commodity exchanges; and vehicle finance (equity) leasing agencies. Does not include check-cashing stores.

C. Definitions

Cemetery. A burial ground for the interment of the human dead, including columbaria and mausoleums, but excluding crematories or mortuaries classified as undertaking, funeral and interment services.

Community Garden. A site used for growing plants for food, fiber, herbs, and flowers and shared and maintained by community residents.

Cultural Institution. A nonprofit institution engaged primarily in the performing arts or in the display or preservation of objects of interest in the arts or sciences that are open to the public on a regular basis. This classification includes performing arts centers for theater, dance and events, museums, historical sites, art galleries, libraries, aquariums and observatories.

Glossary of Land Use Terms**D. Definitions**

Day Care Center. An establishment, other than a Day Care Home, licensed by the State of Ohio when required and providing care and supervision for seven or more persons on a less than 24-hour basis. This classification includes nursery schools, preschools, day care centers for children or adults and any other day care facility licensed by the State of Ohio.

Day Care Home.

1. **Day Care Home, Adult.** A day care facility located in a permanent residence where an occupant of the residence provides care and supervision for three or fewer adults at one time with no outside employees.
2. **Day Care Home, Type A.** A child care facility located in a permanent residence where an occupant of the residence provides care and supervision for seven to twelve children at one time, including children under the age of 6 related to the provider. The provider must be licensed by the State of Ohio Department of Human Services and can have no more than one employee assisting.
3. **Day Care Home, Type B.** A child care facility located in a permanent residence where an occupant of the residence provides care and supervision for six or fewer children at one time, including children under the age of 6 related to the provider. No employees are permitted.

Drive-Through Services. Facilities where food or other products may be purchased or services may be obtained by motorists without leaving their vehicles. Examples of drive-through sales facilities include fast-food restaurants, drive-through coffee, photo stores, pharmacies, bank teller windows and ATMs, dry cleaners, etc., but do not include gas station or other vehicle services.

Dwelling. A room or group of internally connected rooms that have sleeping, cooking, eating, and sanitation facilities, but not more than one kitchen, which constitute an independent housekeeping unit, occupied by or intended for one household on a long-term basis.

1. **Dwelling, Accessory.** An auxiliary dwelling unit located within an accessory structure of a primary dwelling unit on the lot. Includes, but is not limited to, dwelling units in guest houses, pool houses and carriage houses, above or beside a garage.

E. Definitions

Eating or Drinking Establishment. A business selling ready to eat food and/or beverages for on or off-premise consumption.

F. Definitions

Furniture and Fixture Manufacturing. A business that manufactures wood and metal household furniture and appliances; bedsprings and mattresses; all types of office furniture and partitions, shelving, lockers and store furniture; and miscellaneous drapery hardware, window blinds and shades. Includes furniture re-upholstering businesses, and wood and cabinet shops, but not sawmills or planing mills.

G. Definitions

General Retail. Stores and shops intended to serve the city as destination retail rather than convenience shopping. Examples of these stores and lines of merchandise include:

Art galleries; retail; art supplies, including framing services; books, magazines, and newspapers; cameras and photographic supplies; clothing, shoes, and accessories; collectibles (cards, coins, comics, stamps, etc.); drug stores and pharmacies; dry goods; fabrics and sewing supplies; furniture and appliance stores; hobby materials; home and office electronics; jewelry; luggage and leather goods; musical instruments; parts; accessories; small wares; specialty grocery store; specialty shops; sporting goods and equipment; stationery; toys and games; variety stores; videos, DVD's, records, and CD's, including rental stores. Does not include Sexually Oriented Businesses.

H. Definitions

Home Occupation. Residential premises used for the transaction of business or the supply of professional services. Home occupation shall be limited to the following: agent; architect; artist; broker; consultant; draftsman; dressmaker; engineer; interior decorator; lawyer; notary public; teacher; and other similar occupations, as determined by the Zoning Administrator. No external employees are allowed.

Home Office. Residential premises used for the transaction of business or the supply of professional services which employ up to three external employees. Home office shall be limited to the following: agent; architect; artist; broker; consultant; draftsman; dressmaker; engineer; interior decorator; lawyer; notary public; teacher; and other similar occupations, as determined by the Zoning Administrator.

I. Definitions

No specialized terms beginning with the letter I are defined at this time.

J. Definitions

No specialized terms beginning with the letter J are defined at this time.

K. Definitions

No specialized terms beginning with the letter K are defined at this time.

L. Definitions

Lodging.

1. **Lodging, Bed & Breakfast.** The use of a single residential structure for commercial lodging purposes, with up to five bedrooms used for the purpose of lodging transient guests and in which meals may be prepared for them, provided that no meals may be sold to persons other than such guests.
2. **Lodging, Hotel.** A lodging establishment of 25 or more rooms in a building or group of buildings offering transient lodging accommodations on a daily rate to the general public. Additional services may include a restaurant, meeting rooms, and recreational facilities.
3. **Lodging, Inn.** A building or group of buildings used as a lodging establishment having 6 to 24 guest rooms providing overnight accommodations and breakfast to transient guests.

M. Definitions

Media Production. Facilities for motion picture, television, video, sound, computer, and other communications media production.

Glossary of Land Use Terms

Medical Services.

1. **Medical Services, Clinic.** 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; outpatient care facilities; urgent care facilities; and other allied health services. These facilities may also include incidental medical laboratories. Counseling services by other than medical doctors or psychiatrists are included under "Offices - Professional/Administrative."
2. **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 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 "Office – Professional/Administrative."

Meeting Facilities. A facility for public or private meetings, including, but not limited to: community centers; civic and private auditoriums; grange halls; union halls; meeting halls for clubs and other membership organizations, etc. Also includes functionally related internal facilities such as kitchens, multi-purpose rooms and storage. Does not include conference and meeting rooms accessory and incidental to another primary use and which are typically used only by on-site employees and clients and occupy less floor area on the site than the offices they support. Does not include: cinemas; performing arts theaters; indoor commercial sports assembly or other commercial entertainment facilities. Related on-site facilities such as day care centers and schools are separately defined and regulated.

N. Definitions

No specialized terms beginning with the letter N are defined at this time.

O. Definitions

Office: Professional. Office-type facilities occupied by businesses that provide professional services or are engaged in the production of intellectual property. Examples of these uses include, but are not limited to: accounting; auditing and bookkeeping services; advertising agencies; attorneys; business associations; chambers of commerce; commercial art and design services; construction contractors (office facilities only); counseling services; court reporting services; design services including architecture; engineering; landscape architecture; urban planning; detective agencies and similar services; doctors; educational; scientific and research organizations; financial management and investment counseling; literary and talent agencies; management and public relations services; media postproduction services; news services; photographers and photography studios; political campaign headquarters; psychologists; secretarial; stenographic; word processing; and temporary clerical employee services; security and commodity brokers; and writers' and artists' offices.

Outdoor Entertainment. The provision of television or musical, theatrical, dance, cabaret, or comedy act performed by one or more persons either electronically amplified or not and/or any form of dancing by patrons and guests outside of the principal building on a deck or patio.

P. Definitions

Park, Open Space, Playground. Facilities which include community centers, playing fields, courts, gymnasiums, swimming pools, wave pools, spraygrounds, picnic facilities, golf courses and country clubs, zoos and botanical gardens, as well as related food concessions.

Parking Facility, Public or Private. Parking lots or structures operated by the City or a private entity providing parking either for free or for a fee. Does not include towing, impound and storage facilities.

Personal Services. Establishments that provide non-medical services to individuals as a primary use. Examples of these uses include, but are not limited to: barber and beauty shops; clothing rental; dry cleaning pick-up stores with limited equipment; home electronics and small appliance repair; laundromats (self-service laundries); locksmiths; massage (licensed, therapeutic, non-sexual); nail salons; pet grooming with no boarding; shoe repair shops; tailors; and tanning salons. These uses may also include accessory retail sales of products related to the services provided.

Primary Structure. The main structure on a lot, containing a residential, commercial, office or industrial use.

Production.

1. **Production, Artisan.** On-site production of goods by hand manufacturing which involve the use of hand tools and small-scale equipment.
2. **Production, General.** Manufacturing of products from extracted or raw materials, recycled or secondary materials, or bulk storage and handling of such products and materials. This classification includes, but is not limited to: food, beverage and tobacco product manufacturing; textile mills; textile product mills; apparel manufacturing; leather and allied product manufacturing; wood product manufacturing; paper manufacturing; chemical manufacturing; plastics and rubber products manufacturing; nonmetallic mineral product manufacturing; transportation equipment manufacturing; primary metal manufacturing; and fabricated metal product manufacturing.
3. **Production, Intensive High Impact.** Manufacturing of acetylene, cement, lime, gypsum or plaster-of-Paris, chlorine, corrosive acid or fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins and radioactive materials. This group also includes smelting, animal slaughtering and oil refining.
4. **Production, Limited.** Manufacturing of finished parts or products, primarily from previously prepared materials. This classification includes, but is not limited to: machinery manufacturing; food manufacturing; computer and electronic product manufacturing; electrical equipment; appliance; component manufacturing; and other uses as determined by the Zoning Administrator.

Printing and Publishing. Printing by letterpress, lithography, gravure, screen, offset, or electrostatic (xerographic) copying and other establishments serving the printing trade such as bookbinding, typesetting, engraving, photoengraving and electrotyping. This use also includes establishments that publish newspapers, books and periodicals and establishments manufacturing business forms and binding devices. "quick printing" services are included in the definition of "Business Support Services."

Glossary of Land Use Terms

Public Safety Facility. A facility operated by a public agency including fire stations, other fire preventive and fire-fighting facilities, police and sheriff substations and headquarters, including interim incarceration facilities. May include ambulance dispatch on the same site.

Q. Definitions

No specialized terms beginning with the letter Q are defined at this time.

R. Definitions**Recreational Facility**

1. **Recreational Facility, Indoor.** An establishment providing indoor amusement and entertainment services for a fee or admission charge, including:

Bowling alleys; coin-operated amusement arcades; electronic game arcades (video games, pinball, etc.); ice skating and roller skating; and pool and billiard rooms as primary uses.

Any establishment with four or more electronic games or amusement devices (e.g., pool or billiard tables, pinball machines, etc.) or a premises where 50 percent or more of the floor area is occupied by electronic games or amusement devices is considered a commercial recreation facility. Three or fewer machines or devices are not considered a use separate from the primary use of the site. Does not include Sexually Oriented Businesses.

2. **Recreational Facility, Outdoor.** A facility for outdoor recreational activities where a fee is charged for use. Examples include, but are not limited to: amusement and theme parks; camping and picnicking areas; go-cart tracks; golf driving ranges; miniature golf courses; and water slides. May also include commercial facilities customarily associated with the above outdoor commercial recreational uses, including bars and restaurants, and video game arcades. Does not include golf courses and country clubs.

Religious Assembly. An establishment for religious worship and other religious ceremonies including religious education, rectories and parsonages, offices, social services, columbaria and community programs.

Research and Development. An establishment primarily engaged in the research, development and controlled production of high technology electronic, industrial or scientific products or commodities for sale. This classification includes biotechnology firms and manufacturers of nontoxic computer components.

S. Definitions

Sexually Oriented Business. Sexually oriented business means an adult arcade, adult bookstore, adult novelty store, adult video store, adult cabaret, adult motel or adult entertainment out-call service in the form of semi-nude dancing or exhibition, adult motion picture theater, adult theater, semi-nude model studio or sexual establishment as further defined in Chapter 899 of the Municipal Code.

Storage

1. **Storage, Outdoor.** The storage of various materials outside of a structure other than fencing, either as an accessory or primary use.

2. **Storage, Personal Storage Facility.** Structures containing generally small, individual, compartmentalized stalls or lockers rented as individual storage spaces and characterized by low parking demand.

Studio: Art, Music, Dance. Small-scale facilities, typically accommodating no more than two groups of students at a time in no more than two instructional spaces. Examples of these facilities include: individual and group instruction and training in the arts; production rehearsal; photography, and the processing of photographs produced only by users of the studio facilities; martial arts training studios; gymnastics instruction, and aerobics and gymnastics studios with no other fitness facilities or equipment. Also includes production studios for individual musicians, painters, sculptors, photographers, and other artists.

T. Definitions

No specialized terms beginning with the letter T are defined at this time.

U. Definitions

Utility. Installations or facilities or means for furnishing to the public, electricity, gas, steam, communications, water, drainage, sewage disposal, or flood control, irrespective of whether such facilities or means are underground or above ground; utilities may be owned and operated by any person, firm, corporation, municipal department or board, duly appointed by state or municipal regulations. Utility or utilities as used herein may also refer to such persons, firms, corporations, departments, or boards.

V. Definitions

Vehicle Services

1. **Vehicle Services, Minor Maintenance and Repair.** Incidental minor repairs to include replacement of parts and service to passenger cars, but not including any operation defined as “automobile repair, major,” or any other operation similar thereto.
2. **Vehicle Services, Major Maintenance and Repair.** General repair, rebuilding or reconditioning of engines, motor vehicles or trailers; collision service including body or frame, straightening or repair, overall painting, or paint shop.
3. **Vehicle Services, Service Station.** A building and/or lot or use having pumps and storage tanks where motor vehicle fuels or lubricating oil or grease or accessories for motor vehicles are dispensed, sold, or offered for sale at retail only; where deliveries are made directly into motor vehicles, including greasing and oiling on the premises and car washing; and where repair services is incidental to the use. Incidental

W. Definitions

Wholesaling and Distribution. An establishment engaged in selling merchandise to retailers, to contractors, industrial, commercial, institutional, farm, or professional business users; to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. Examples of these establishments include, but are not limited to: agents; merchandise or commodity brokers; and commission merchants; assemblers; buyers and associations engaged in the cooperative marketing of farm products, merchant wholesalers, stores primarily selling electrical, plumbing, heating and air conditioning supplies and equipment.

Wireless Telecommunications Facility. Public, commercial and private electromagnetic and photoelectric transmission, broadcast, repeater and receiving stations for radio,

Glossary of Land Use Terms

television, telegraph, telephone, data network, and wireless communications, including commercial earth stations for satellite-based communications. Includes antennas, commercial satellite dish antennas, and equipment buildings. Does not include telephone, telegraph and cable television transmission facilities utilizing hard-wired or direct cable connections.

X. Definitions

No specialized terms beginning with the letter X are defined at this time.

Y. Definitions

No specialized terms beginning with the letter Y are defined at this time.

Z. Definitions

Zoning Administrator. The Zoning Administrator or his or her duly appointed representative.

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