

24V.400

DEFINITIONS

24V.400.010 Purpose

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

24V.400.020 Definitions Of Specialized Terms And Phrases

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

- Accessory Building** See Zoning Ordinance Chapter Sec. 24.110.
- Active Side Yard** The landscaped, private open space located along Side Court Housing that is “activated” by the building’s dwelling unit entrances.
- Adult Business** See Zoning Ordinance Chapter 24.492.
- Alley** A narrow service way located on the interior of a block. Alleys provide service areas, parking access, and utility easements. Alleys can be publicly or privately owned and maintained.
- Alley Setback**
1. The required minimum distance from an alley’s edge of pavement to any building.
 2. The minimum values for setback dimensions are listed under 24V.200 (Zones and Development Standards).

3. The alley setback must be landscaped according to Building Type requirements.

Anchor Retail A large-scale retail store, which by virtue of its regional draw, is intended to draw customers from a large area who are likely to patronize other nearby retail shops, restaurants, and personal services located within a walkable retail cluster such as a Town Center or Shopping Mall.

Animation More than one change in sign's message or lighting within a single twenty-four (24) hour period.

Articulation Architectural elements that create breaks in the horizontal and vertical surfaces and masses of buildings

Auto- or motor vehicle related sales or services

A retail or wholesale establishment selling and/or renting automobiles, trucks and vans, trailers, motorcycles, mobile home, recreational vehicle, or watercraft sales, and Vehicles for sale may be displayed outdoors or indoors, as authorized by a Use Permit. Also includes the dismantling, repair, servicing, alteration, restoration, recycling, towing, painting, cleaning, or finishing of automobiles, trucks, recreational vehicles, boats and other vehicles as a primary use, including the incidental wholesale and retail sale of vehicle parts as an accessory use. Does not include: the sale of auto parts/accessories separate from a vehicle dealerships or Gas Stations.

Banking and Financial Services

Financial institutions including 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, vehicle finance (equity) leasing agencies

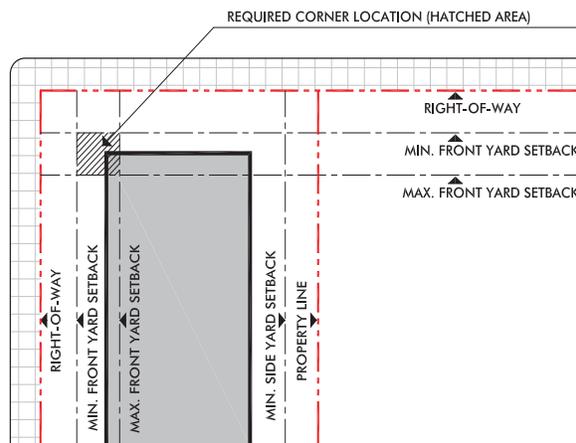
Bar, Tavern, Night Club

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

Block The aggregate of private lots, passages, rear lanes and alleys, circumscribed by thoroughfares. An alleyway does not constitute the boundary of a Block

Block Face The aggregate of all the building facades on one side of a block. The Block Face provides the context for establishing architectural harmony.

- Build-to-Corner**
1. The Build-To-Corner requirement specifies that buildings must “hold the corner” of the parcel at the intersection of two streets.
 2. The build-to-corner location is defined by the minimum and maximum front street and side street setback lines. Where the Build-To-Corner Building Placement is required, new development must meet this requirement by siting the building at its street corner.
 3. Build-To-Corner requirements are listed under 24V.200 (Zones and Development Standards).



Building A permanent, enclosed structure on a parcel

Building Composition

A building’s spatial arrangement of masses and architectural elements in relation to each other and the building as a whole

Building Disposition The placement of a building on its lot.

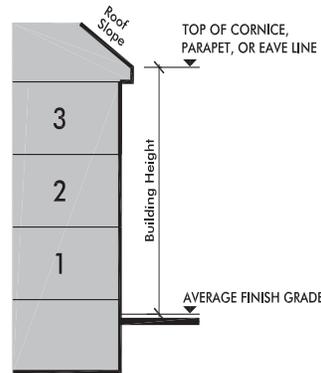
Building Function

Uses accommodated by a building and its lot. Functions (i.e.: use) are categorized Table B Land Use Tables (Section 24V.203.031) and are either permitted by right or via use permit.

Building Height

The vertical extent of a building, not including a raised basement or a habitable attic. Height limits do not apply to masts, belfries, clock towers, chimney flues, water tanks, elevator bulkheads and similar structures. Building Height shall be measured from

the average grade of the enfronting thoroughfare to the top of cornice, parapet, eave line of a peaked roof, or mansard roof ridgeline. Number of floors shall not include portions of the building substantially submerged or partly submerged below grade such as basements or podiums. Height for inhabited structures is regulated by both the number of floors permitted, and by total feet permitted. Height for non-inhabited structures (e.g. parking garages) is regulated by total feet permitted. New structures must meet the minimum and maximum for both floor and dimension requirements [E].



- Building Mass** Part or all of building's three dimensional bulk
- Building Placement** The location and orientation of a building or buildings on a parcel
- Building Type** A structure category determined by function, placement on the lot, and configuration, including frontage and height.
- Bulk Reduction:**
 1. A reduction in the overall square feet of the upper stories of tall buildings to ensure compatibility with lower building in the Plan Area
 2. Where bulk reduction is required, the total square feet for each floor of a building above the fourth floor shall be reduced by a certain percentage relative to the floor plate of the fourth floor.
 3. The value of the reduction percentage required is specified under 24V.200 (Zones and Development Standards)
 4. Bulk reduction may occur as a single uniform step back or as a series of step backs along multiple facades. Step backs should be designed in coordination with the horizontal and vertical massing of the building architecture, and should be used to create terraces and other inhabitable outdoor spaces.

Business Support Service

A business that provides services to other businesses. Examples include: Blueprinting Computer-related services (rental, repair) Copying and quick printing services Film processing and photofinishing (retail) Mailing and mail box services.

Carriage House

A separate, attached or detached, complete housekeeping unit with kitchen, sleeping and full bathroom facilities, located on the same parcel as a Primary Building but subordinate in size.

Civic

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

Civic Space

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

Commercial

The term collectively defining workplace, office and retail functions.

Community Meeting

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

Context

Surroundings, including a combination of architectural, natural and civic elements that define specific neighborhood or block character.

Corridor

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

Day Care

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

Density	The number of dwelling units within a standard measure of land area, usually given as units per acre.
Drive-Through Retail or Service	A retail or service business where services may be obtained by motorists without leaving their vehicles. Examples include automated teller machines (ATMs), banks, pharmacy dispensaries, and restaurants.
Driveway	A vehicular lane within a lot, usually leading to a garage.
Dwelling – Second Unit	A dwelling unit stacked above or attached at grade to a garage, located on an alleyway at the rear of a lot that includes a main residence building that is one of the following Building Types: Rowhouse, Duplex, Triplex, Quadplex, Single Family Detached – Front Yard, or Single Family Detached – Side Yard. In compliance with State Planning Law, performance standards for Carriage Houses are mandatory and no variance may be granted. Carriage Houses approval is ministerial without public hearing.
Dwelling - Single Dwelling	A building designed for and/or occupied exclusively by one housekeeping unit. Also includes factory built, modular housing units, constructed in compliance with the Uniform Building Code (UBC), and mobile homes/manufactured housing units that comply with the National Manufactured Housing Construction and Safety Standards Act of 1974, placed on permanent foundation systems.
Elevation	An exterior wall of a building not along a Frontage Line. See: Facade.
Emergency Shelter:	Housing with minimal supportive services for homeless persons and limits the occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. This use type does not include Residential Care or Group Care.
Encroachments	<ol style="list-style-type: none"> 1. Built elements that extend into required setback areas or public rights-of-way. 2. Awnings, entrance porticos, porches, stoops, stairs, and entrance overhangs, are permitted to encroach within the required front setback as shown in the frontage type illustrations. 3. Balconies, bay windows, eaves, and other permitted encroachments may extend up to a maximum of 6

feet into the private frontage.

4. At zero-setback areas, building overhangs such as trellises, canopies and awnings may extend horizontally into the public frontage up to a maximum of 6 feet. These overhangs must provide a minimum of 8 feet clear height above sidewalk grade.

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

Entrance, Principal The main point of access of pedestrians into a building.

Exposed Incandescent Bulb Illumination
The illumination of a sign by incandescent bulbs which are mounted directly to the face of the sign.

Exposed Neon Tube Illumination
The illumination of a sign by neon tubes which are mounted directly to the face of the sign.

External Illumination The illumination of a sign by projecting light on to the face of the sign from a light source located outside of the sign, such as “gooseneck” lamps.

Facade The exterior wall of a building that is set along a Frontage Line (see Elevation; Frontage Line).

Farmers’ Market, Certified
Indoor or outdoor sales of fresh produce and other artisan prepared food goods typically in a multiple vendor format in a designated area where on designated days and times, growers and producers may sell directly to the public from open, semi-open or within built facilities in accordance with the State or County Agricultural Commission under California Code of Regulations Title 3, Chapter 3, Article 6.5.

Floor area, gross The total number of square feet of actual floor, stair, loft, or mezzanine area included within the outside faces of the surrounding exterior walls.

The gross floor area of an individual business establishment within a multi-tenant building is measured from the outside faces of the applicable exterior walls to the centerline of the demising walls. The gross floor area of one business establishment shall be aggregated with the gross floor area of an adjoining establishment if there is direct interior access between two or more establishments. Outdoor

space utilized for the display, storage, or sale of goods shall be counted toward the overall gross floor area.

Front Setback

1. The permitted distance from the right-of-way line along a Front Street to the primary building façade. This is illustrated in the setback diagram on the following page.

2. The minimum and maximum values for the setback dimension along Victoria Ave. and along all other streets are listed under 24V.200 (Zones and Development Standards).

3. Buildings not abutting a street shall conform to the dimensions and requirements for semi-public paseos and/or courtyards described in section 24V.206 (Building Types).

4. Front setback areas must be landscaped in accordance to requirements established by Frontage Type and Building Type.

Frontage Coverage

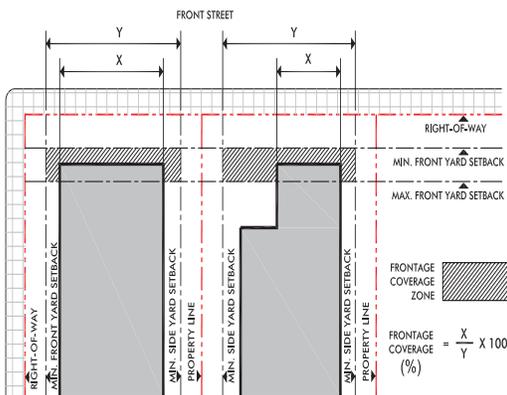
1. The minimum percentage of the length of the frontage coverage zone that shall be occupied by the front façade(s) of the primary building(s).

2. Minimum Frontage Coverage percentages are shown under 24V.200 (Zones and Development Standards).

3. In order to connect the public sidewalk with courtyards and parking lots in the interior or at the rear of a parcel, development may incorporate a paseo that counts towards the frontage coverage requirements. A paseo is a paved pedestrian walkway penetrating the building to access interior parking, courtyards, or other public spaces. The width of a paseo may not exceed 15 feet.

Frontage coverage zone

The rectangle formed by the minimum and maximum front setback lines and the minimum side setback or side street setback lines.



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

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

Halo Illumination The illumination of a sign by projecting light behind an opaque letter or emblem that results in the appearance of ring of light around the unilluminated letter or emblem.

Health/Fitness Facility Establishments offering predominantly participant sports within an enclosed building. Typical uses include bowling, alleys, billiard parlors, pool halls, indoor ice or roller skating rinks, indoor racquetball courts, indoor batting cages and health or fitness club.

Height See Building Height

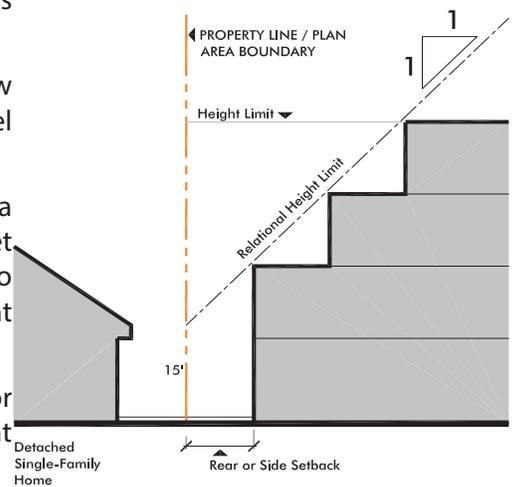
Height limit adjacent to homes

A height limit adjacent to homes creates an appropriate height relationship where new development is adjacent to existing homes outside of the Plan Area.

1. This relational height limit is applied to new development on any parcels that abut another parcel with a home outside of the Plan Area.

2. The relational height limit is controlled by a 45-degree slope originating at a height of 15 feet along the applicable property line (creating a 1 to 1 height to setback ratio) as shown in the adjacent diagram.

3. This relational height limit shall be required for areas as specified in 24V.200 (Zones and Development Standards).



Home Occupation	An occupation conducted at a premises containing a dwelling unit as an incidental use by the occupant of that dwelling.
Infill	A project within existing urban fabric.
Internal Illumination	The illumination of a sign by projecting light on a translucent panel from a light source located inside of an enclosed sign cabinet.
Liner Building	A building specifically designed to mask a parking lot or a parking garage from a frontage.
Live/Work	An integrated housing unit and working space, occupied and utilized by a single household in a structure, either single-family or multi-family, that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes:1. Complete kitchen space and sanitary facilities in compliance with the California Building Standards Code; and2. Working space reserved for and regularly used by one or more occupants of the unit.
Lodging	Establishments providing two (2) or more housekeeping units or six (6) or more rooms or suites for temporary rental to members of the public and which may include incidental food, drink, and other sales and services intended for the convenience of guests. Typical uses include hotels, motels, and timeshare facilities.
Lot Line	The boundary that legally and geometrically demarcates a lot (see Frontage Line).
Lot Width	The length of the principal Frontage Line of a lot.
Medical/Dental	Establishments providing medical, psychiatric, surgical, dental or other health-related services. This includes medical, dental, psychiatric or other therapeutic services offered in individual offices or suites, which may include laboratories incidental to the practitioner's consulting or therapeutic work but excluding licensed health facilities, as defined in Health and Safety Code Section 1250, except as provided in Health and Safety Code Section 1267.8.
Mortuary, Funeral Home	A funeral homes and/or parlor, where deceased are prepared for burial or cremation, and funeral services may be conducted.

Neighborhood	An urbanized area at least 40 acres that is primarily residential. A neighborhood shall be based upon a partial or entire Standard Pedestrian Shed. The physical center of the Neighborhood should be located at an important traffic intersection associated with a Civic or Commercial institution.
Office	Offices of firms or organizations that primarily provide executive, management, administrative or financial services. It also refers to establishments primarily engaged in providing professional services to individuals or businesses, but excludes uses classified under the Medical/Dental. Typical uses include corporation headquarters and administrative offices, banks, savings and loans, law offices, real estate offices, public relations firms, advertising firms, insurance offices, travel agencies, and photography studios.
Parking Facility - Public or Commercial	A parking lot or structure operated by the City, or a private entity providing parking for a fee. Does not include towing impound and storage facilities.
Parking Structure	A building containing two or more stories of parking. Parking Structures shall have Liner Buildings at the first story or higher.
Passage	A pedestrian connector passing between buildings, providing shortcuts through long blocks and connecting rear parking areas to frontages. Passages may be roofed over.
Path	A pedestrian way traversing a park or rural area, with landscape matching the contiguous open space. Paths should connect directly with the urban sidewalk network.
Pedestrian Shed	An area, approximately circular, that is centered on a common destination. A Pedestrian Shed is applied to determine the approximate size of a neighborhood. A Standard Pedestrian Shed is 1/4-mile radius or 1320 feet, about the distance of a five-minute walk at a leisurely pace. It has been shown that provided with a pedestrian environment, most people will walk this distance rather than drive. The outline of the shed must be refined according to actual site conditions, particularly along Thoroughfares. A Long Pedestrian Shed is 1/2-mile radius or 2640 feet, and may be used for mapping when transit is present or proposed.

(Sometimes called a “walkshed” or “walkable catchment.”) A Linear Pedestrian Shed is elongated to follow a Commercial corridor.

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

Personal Services, Restricted Establishments that due to their nature may have a blighting and/or deteriorating effect upon surrounding areas and which may need to be dispersed to mitigate their adverse impact. Examples of these use types include tattoo and body piercing services.

Planter The element of the public streetscape that accommodates street trees. Planters may be continuous or individual.

Primary Building The main building(s) on a lot, within which the primary uses operate, (see Table 16). Primary buildings shall be located within the building envelope as specified in 24V.200 (Zones and Development Standards).

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

Private Frontage The privately held layer between the frontage line and the principal building facade. The structures and landscaping within the Private Frontage may be held to specific standards. The variables of Private Frontage are the depth of the setback and the combination of architectural elements such as fences,

stoops, porches and galleries.

Property Maintenance Services

See Zoning Ordinance Chapter 24.115

Public Frontage

The area between the curb of the vehicular lanes and the Frontage Line. Elements of the Public Frontage include the type of curb, walk, planter, street tree and streetlight.

Rear Alley

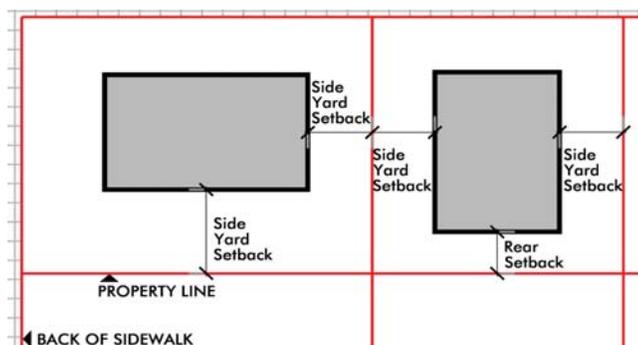
A vehicular driveway located to the rear of lots providing access to service areas and parking, and containing utility easements. Alleys should be paved from building face to building face, with drainage by inverted crown at the center or with roll curbs at the edges.

Rear Lane

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

Rear Setback

1. The required minimum distance from the rear property line to the primary building as shown below.
2. The minimum values for the setback dimensions are listed under 24V.200 (Zones and Development Standards).
3. The required rear setback areas must be landscaped according Building Type.



Repair Services

See Zoning Ordinance Chapter 24.492.

Research and Development (R&D)

A facility for scientific research, and the design, development and testing of electrical, electronic, magnetic, optical and computer and telecommunications components in advance of product manufacturing; and the assembly of related

products from parts produced off-site, where the manufacturing activity is secondary to the research and development activities. Includes pharmaceutical, chemical and biotechnology research and development. Does not include soils and other materials testing laboratories (see “Laboratory”).

Residential Premises available for long-term human dwelling.

Residential Accessory Use or Structure

A use and/or structure that is customarily a part of, and clearly incidental and secondary to a residence, and does not change the character of the residential use. This definition includes, by way of example, the following types of uses or detached accessory structures, and other similar structures normally associated with a residential use of property. Garage, Gazebo, Greenhouse (non-commercial), Spa, hot tub, Storage shed, Studio, Swimming pool, Tennis or other on-site sport court, Workshop. Also includes the indoor storage of automobiles, personal recreational vehicles and other personal property, accessory to a residential use. Does not include second units and carriage houses, which are separately defined.

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

Retail Establishments engaged in the sale of goods and merchandise. Examples of these stores and lines of merchandise include: Antique stores, Art galleries, retail Art supplies, including framing services, Artisan shops, Auction rooms, Auto parts (not including installation services), Bakeries, Bicycles, Books, magazines, and newspapers, Cameras and photographic supplies, Clothing, shoes, and accessories, Collectibles, Department stores, Drug stores and pharmacies, Dry goods, fabrics and sewing supplies, florists and houseplant stores, hobby materials, jewelry, luggage and leather goods, musical instruments, parts and accessories, orthopedic supplies, religious goods, second hand stores, small wares, specialty shops, sporting goods and equipment, stationery, toys and games, variety stores, video stores

Retail Frontage Line Frontage Lines that require the provision of a Shopfront, causing the ground level to be available

for retail use.

Rowhouse

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

Safety Services

See Zoning Ordinance Chapter 24.492.

School

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

Setback

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

Shy Distance

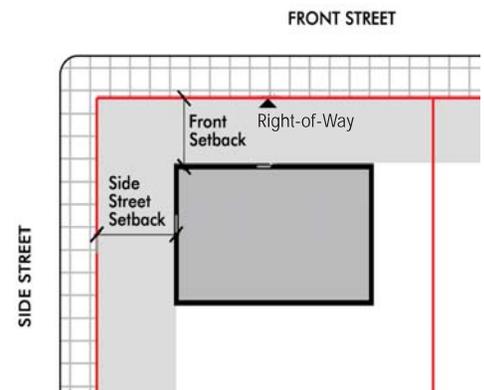
A designated width or buffer area along a path to allow for the pedestrian to instinctively avoid proximity to objects such as buildings, retaining walls, curbs, poles, and fences. A shy distance should be maintained between the required clear path of a sidewalk and obstacles near the clear path to maintain the usable width of the clear path.

Side Street Setback

1. The required distance from the right-of-way line along the Side Street to the side street building façade. This is illustrated in the setback diagram below.

2. The minimum and maximum values for setback dimensions are listed under 24V.200 (Zones and Development Standards).

3. The side setback area must be landscaped according to the principles set forth in requirements established by Building Type.



Side Yard Setback	<ol style="list-style-type: none"> 1. The required minimum distance from the side property line to the primary building as shown in the diagram above (see “Rear Setback.”) 2. The minimum and maximum values for setback dimensions are listed under 24V.200 (Zones and Development Standards). 3. Side setback areas must be landscaped according to the principles set forth in requirements established by Building Type.
Sidewalk	The paved layer of the public frontage dedicated exclusively to pedestrian activity.
Single Room Occupancy (SRO)	A building with single rooms that are made available for rental and that provide sleeping areas with shared bathrooms and kitchens.
Special Residential	A use within or comprising any of the following use types as the definitions of same may be amended from time to time: Group Care Residential (defined in the Zoning Ordinance), Group Care (defined in the Zoning Ordinance), Boarding Houses (defined in the Zoning Ordinance), and Single Room Occupancy (defined in this Glossary).
Specialized Education/Training	A public or private institution that provides education and/or training, including vocational training, in limited subjects. Examples of these schools include: art school, ballet and other dance school, business, secretarial, and vocational school, computers and electronics school, drama school, driver education school, establishments providing courses by mail, language school, martial arts, music school, professional school (law, medicine, etc.), seminaries/religious ministry training facility. Does not include pre-schools and child day care facilities (see “Day Care”). See also the definition of “Studio - Art, Dance, Martial Arts, Music, etc.” for smaller-scale facilities offering specialized instruction.
Story	A habitable level within a building where ground floor is a minimum of 15 feet in height and upper stories are no more than 14 feet in height from finished floor to floor. Attics and raised basements are not considered stories for the purposes of determining building height.

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

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

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

Thrift Stores Any retail establishment primarily selling used goods that are donated or acquired for less than reasonable wholesale value of the goods.

Thoroughfare A vehicular way incorporating moving lanes and parking lanes within a right-of-way.

Townhouse syn: Rowhouse.

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

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

Transit Station or Terminal

A passenger station for vehicular, and rail mass transit systems; also terminal facilities providing maintenance and service for the vehicles operated in the transit system. Includes bus terminals, taxi stands, railway stations, etc.

Type

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

Window Area

Any window pane or group of window panes contained entirely within glazing separators (muntins, mullions, piers, columns, etc.) of one and one quarter (1 ¼) inches or greater in width. Multiple window panes divided by glazing separators less than one and one quarter (1 ¼) inches in width shall be considered to be a single window area.

Wireless Telecommunication Facility

See Zoning Ordinance Chapter 24.492.