Chapter 7

DEFINITIONS

For the purposes of this Specific Plan, certain terms shall be defined as set forth in this Section. Terms not listed herein shall be defined per the City's Zoning Ordinance, or if not listed in the Zoning Ordinance, shall be construed in accordance with accepted usage. Words used in the present tense shall include the future; words in the singular shall include the plural; the words "will" and "shall" are mandatory and the word "may" is permissive. The word "should" refers to policy guidance, which must be followed in the absence of compelling opposing considerations identified by the City.

Architectural Guidelines shall mean those aesthetic recommendations contained in Chapter 3 of this Specific Plan, intended to ensure the quality of development and the overall character as envisioned by the General Plan.

Chapter shall mean a chapter within this Specific Plan unless specifically identified as part of some other document.

City shall mean the City of San Clemente, a municipal corporation.

Council shall mean the City Council of the City of San Clemente.

Civic Uses shall mean publicly owned and managed facilities for meetings and other community, social, and multi-purpose uses and events.

Combustible Free Zone shall mean a twenty (20) foot setback from the property line of certain designated lots, which permanently restricts the use of combustible materials.

Contour Grading shall mean grading on major slopes intended to present a recontoured natural appearance to blend manufactured slopes with the natural topography on the site.

Conventional Subdivision shall mean a residential development divided into individual lots for the construction of single-family detached homes. Conventional subdivisions may have common open space.

Cultural refers to activities involved with the exhibition of objects and the performance of works having literary, artistic, historic, natural historic, musical, and/or scientific value for public appreciation.

Custom Lot Homesite shall mean any parcel of land shown on any recorded Subdivision Map, Parcel Map or Lot Adjustment, designated for the construction of a Custom Home.

Density shall mean the number of dwelling units per gross acre permitted in any Planning Area as specified in the Land Use Exhibit, Figure 2-1. Density within each Planning Area may vary as long as the overall density within the total Planning Area is not exceeded.

Drive-Thru Uses shall mean establishments with window service for automobiles. Typical uses include banks, dairies, or restaurants.
General Open Space (OS3) Publicly owned open space limited to open space preservation areas, infrastructure, athletic fields and access roads and parking.

Gross Acreage shall mean the number of acres within a Planning Area, including local street rights-of-way but excluding arterial street rights-of-way and major perimeter open space.

Growth Management Program shall mean the Growth Management Element of the General Plan, together with implementation policies and ordinances such as the Growth Management Ordinance (Measure B), Chapter 38 of the Municipal Code, and Chapter 39 of the Municipal Code pertaining to emergency response time.

Inclusionary Housing Program shall mean the Housing Element of the General Plan, together with policies and ordinances relating to the provision of affordable housing as defined in the General Plan.

Master Land Use Plan shall mean Exhibit 2-1, the adopted map depicting the approximate location of residential, commercial, public and private open space uses along with the statistical summary for these land uses.

Large Family Day-care Home shall mean a child care facility in a home which provides family day care for 7 to 12 children at any one time, including children under the age of 10 years who reside at the home, as defined in the Health and Safety Code Section 1597.40 et seq.

Offices shall mean establishments, which provide administrative, consulting, management, and professional services to businesses and individuals. Typical uses include real estate and insurance offices, banks and other financial institutions, accountants, attorneys, dentists, doctors, veterinarians, engineers, architects, planners, travel agencies, and medical clinics.

Patio Home shall mean a detached unit, usually with a small yard, interior courtyard, or atrium.

Planned Unit Development (PUD) shall mean a residential project consisting of residential uses with common recreation; open space, circulation and/or parking arranged in a comprehensive plan that treats the entire development as a single project. The purpose of this type of development is to take advantage of superior site planning techniques in order to produce an environment of desirable character, which will be in harmony with development of the surrounding community. PUD’s may include townhouses, patio homes, zero lot-line homes, detached single-family dwellings, private clubhouses, and recreation centers.

Planning Commission shall mean the Planning Commission of the City of San Clemente.

Public Land Use shall mean land and/or facilities owned, operated, and maintained by public agencies for the use and enjoyment of the general public.

Recreation Land Use shall mean land designated for active or passive recreation activities and for their support facilities.

Residential Land Use shall mean any parcel or area of land devoted to housing and ancillary uses.

Section shall mean a section within this Specific Plan unless specifically identified as part of some other document.
Setback shall mean a minimum horizontal distance between the exterior surface of a building, exclusive of architectural projections, fireplaces or eaves, and the abutting lot or property line; or, when abutting a street, the minimum horizontal distance between the exterior surface of a building, exclusive of architectural projections, fireplaces or eaves, and the ultimate street right-of-way line (whether public or private) or the sidewalk or curb if so specified.

Single-Family Detached Dwelling shall mean a single-family dwelling, which occupies its own lot and is not physically connected to any other dwelling.

Site Plan Permit shall mean an application for entitlement to use as defined in the Zoning Ordinance.

Small Family Day-care Home shall mean a child care facility in a home which provides family day care for 6 or fewer children at any one time, including children under the age of 10 years who reside at the home, as defined in the Health and Safety Code Section 1597.40 et seq.

Subdivision Code or Subdivision Ordinance shall mean the Subdivision Code of the City of San Clemente, as last revised.

Temporary Uses shall be any use, which is not prohibited by law but is more of a temporary nature than uses as defined within this Specific Plan.

Townhouse or Townhome shall mean a dwelling unit occupying its own lot but also physically attached to at least one other dwelling unit.

Useable Open Space within residential areas shall mean private or common property, excluding structures, driveways, parking areas, or areas with a dimension less than 10 lineal feet, areas less than 200 square feet, or slopes greater than 3 percent. Recreational facilities, such as swimming pools, tennis courts, and tot lots, may be counted toward this requirement. Private patios and balconies may also be counted toward this requirement, but only at a ratio of 50 percent, with each one square foot of patio or balcony equal to 0.5 square foot of usable open space. In order to count as credit toward this requirement, ground-level patios shall have a minimum area of 150 square feet with no dimension less than 10 feet. Useable open space provided on a balcony shall have a minimum area of 60 square feet, with no dimension less than 5 feet.

Urban Design Program shall mean the Urban Design Element of the General Plan together with implementation tools such as the Design Guidelines, Chapter 3 of this Specific Plan, and the Master Landscape Plan for Scenic Corridors.

Zero Lot Line Home shall mean a detached dwelling unit constructed adjacent to a side lot line, with no setback on one side of the lot, providing additional usable open space within the increased setback area on the opposing side.

Zoning Ordinance shall mean the San Clemente City Zoning Ordinance as last revised.