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 standards imposed within the West Pico Corridor that ensure the quality of development and the overall character as envisioned in the Chapter 3 of this Specific Plan.

Automobile and truck related uses shall mean those uses conducted entirely within an enclosed building, including bodywork, detailing, lube and tune, mufflers, paint, rental, service, repair, tires, transmission, and upholstery (exclusive of towing and salvage yards).

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

Construction trades and contractors' storage shall mean those uses conducted entirely within an enclosed building, including awnings, cabinetry, carpentry, drywall, electrical, flooring, glass and mirror, heating and air conditioning, iron work, insulation, masonry, mill work, plumbing, sheet metal, and roofing.

Contractors' storage yards, janitorial supplies, equipment rental, recreation vehicle storage as a commercial venture, truck or trailer rental, shall mean those types of uses which are normally conducted outdoors and therefore require special compliance with the NPDES Storm Water Permit Program.

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

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

Civic Uses shall mean publicly or privately owned and managed facilities for meetings, conventions or exhibitions and other community, social, and multi-purpose uses. Typical uses include community halls and governmental offices.
Cultural Uses refers to facilities involved with the collection and exhibition of objects and the performance of works having literary, artistic, historic, natural historic, musical, and/or scientific value for public appreciation. Typical uses include public art galleries, museums, libraries, and live-arts theater.

Floor Area Ratio (F.A.R.) shall mean the total gross floor area, excluding parking structures, interior stairways, and non-habitable subterranean floors of all buildings on a lot divided by the lot area.

Gross Floor Area (G.F.A.) shall mean the total enclosed area of all floors of a building, measured to the outside face of the structural members of exterior walls, and including halls, stairways, elevator shafts at each floor level, service and mechanical equipment rooms, and habitable basement or attic areas, but excluding outdoor courtyards and stairways and other exterior space.

Heavy Industrial Uses shall be industrial uses which involve the processing, manufacturing, and use of natural resources, raw materials, primary metals, chemicals, petroleum, and petroleum by-products. Typical uses include concrete processing batch plants, sand-and-gravel yards, major automotive repair and recycling, refinery operations, chemical manufacturing and storage, fabrication, storage, warehousing, and manufacturing.

Laboratory, dry means a laboratory where dry materials, electronics, or large instruments are tested and analyzed, with limited piped services. Dry laboratories may require controlled temperature and humidity as well as dust control.

Laboratory, wet means a laboratory where chemicals, drugs or biological matter is tested and analyzed, and which typically requires water, direct ventilation, specialized piped utilities and protective measures.

Light Industrial, Manufacturing and Assembly Uses shall be industrial uses which are quiet, non-polluting operations wholly contained within a structure or screened from view. Typical uses include manufacture and assembly of apparel and garments; cabinets; canvas products; cosmetics; cutlery; dental equipment; drugs and pharmaceuticals; water softener tank regeneration; electrical appliances, equipment, and supplies; food processing and production; furniture; hardware; medical equipment; musical instruments; optical goods; plastic products; precision instruments; scientific instruments; steel and sheet-metal products; and toys.

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.

Photographic/Reproduction shall mean the provision of services involving technical skills, training or talents for the reproduction of printed or graphic matter for business and individuals. Typical uses including printing establishments, blueprint companies, photography laboratories, and photocopy companies.

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.

Research and Development Use means the pursuit of knowledge or creation of products in technology-intensive fields. Examples include but are not limited to research and development of computer software, information systems, communications systems, transportation, geographic information systems, multi-media and video technology, drugs, medical technology and genetics. Laboratories may also be included in this use (see also “Laboratory, dry” and “Laboratory, wet”). Development and construction of prototypes may be associated with this use.

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.

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

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.

Warehousing shall mean the storage of trade goods, personal goods, or service products, and equipment by business and retail establishments in an enclosed building. Typical use includes cold storage plants, garages, and warehouses.
**Wholesaling** shall mean the large storage areas for receiving, selling, and shipping goods to retail dealers. Typical uses include distributors of trade goods and products.

**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.

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