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.

Apartment shall mean a room or suite of rooms which is occupied or which is intended or designed to be occupied by one family for living and sleeping purposes.

Architectural Guidelines shall mean those aesthetic standards imposed on Rancho San Clemente that ensure the quality of development and the overall character as envisioned in the Chapter 3 of this Specific Plan.

Automotive Services shall mean the provision for consumers of care and maintenance related to automotive vehicles. Typical uses include auto-body repair, auto-glass shops, automotive-painting shops, brakes/tire/muffler installation, customizing shops, engine rebuilding, tune-up, and speed shops.

Business Commercial shall mean establishments which provide retail sales of goods or services primarily to businesses. Typical uses include office furniture, products and supply stores, parcel/postal services, computer sales and service, and courier/messenger services.

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.

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.

Clinical service means a physical- or mental-health service that is provided on an out-patient basis. The service may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative, or counseling nature, but clinical service does not include group counseling (as defined in the City of San Clemente zoning ordinance). Examples of clinical service uses include, but are not
limited to, medical, health, chiropractic, and physical-therapy clinics; veterinary facilities; individual-counseling; and emergency-care centers.

**Commercial Entertainment Uses** shall mean a facility within an enclosed structure provided for entertainment. Typical uses include video game rooms, movie theaters, and bowling alleys.

**Commercial Recreation Uses** shall mean any facility where the primary intent is to provide amusement, pleasure, or sport. Typical uses include dance studios, golf courses, health and athletic clubs, and youth clubs.

**Condominium** shall mean an undivided interest in common in a portion of real property coupled with a separate interest in space called a unit (whether or not it is attached to another unit), the boundaries of which are described on a recorded final map, parcel map, or condominium plan, in sufficient detail to locate all boundaries thereof. An individual interest within a condominium may include, in addition, a separate interest in other portions of real property.

**Construction/Maintenance** shall mean the office of a contractor engaged in construction and maintenance activities performed at the site of construction with administrative and business work performed in the office premises. Company vehicles may be stored outside, but associated equipment and supplies must be stored in a completely enclosed building. Typical uses include construction companies, carpentry services, electrical contractors, handyman services, janitorial services, landscape maintenance services, and plumbing contractors.

**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.

**Covered Parking** shall mean any parking space in a covered garage, parking structure, or a carport.

**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.
Day-Care Center, Child shall mean a facility which provides non-medical care to children under eighteen (18) years of age in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual on less than twenty-four hour basis. Day-care center means any child-care facility other than a family day-care home and includes infant centers, pre-schools, and extended day-care facilities.

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.

Floor Area Ratio 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 Acreage shall mean the number of acres within a planning area, including local street rights of way but excluding arterial and local collector street rights of way (See Figure 2-4).

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.

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.

Heavy Industrial 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.

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.
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.

Land Use Exhibit shall mean Figure 2-1, the adopted map depicting the approximate location of residential, commercial, mixed use, industrial, public, and 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 to seven (7) to twelve (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.

Light Manufacturing 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; ceramics; cosmetics; cutlery; dental equipment; drugs and pharmaceuticals; electrical appliances, equipment, and supplies; food processing and production; furniture; glass products; hardware; medical equipment; musical instruments; optical goods; plastic products; precision instruments; scientific instruments; steel and sheet-metal products; and toys.

Membership Organizations shall mean facilities provided for the meetings and activities of members of philanthropic, social, business, or fraternal organizations, but excludes those uses customarily carried on as businesses. Typical uses include union halls, boys' and girls' clubs, and lodge halls.

Mini- or Private Storage shall mean the commercial operation of a storage facility in which consumers may rent an exclusive space for the storage of their personal belongings.

Mixed Use shall mean a combination of certain types of retail commercial, office, and residential which, because of the nature of their operation or access and space needs, can be located within a common development area.

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, engineers, architects, planners, and travel agencies.

Patio Home shall mean a detached unit, usually with a small yard, interior courtyard, or atrium. A patio home may be a condominium if more than one is located on a lot.
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.

Planned Unit Development (PUD) shall mean a residential project consisting of residential uses on a single lot or a combination of lots, 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 condominiums, townhouses, patio homes, zero lot-line homes, detached single-family dwellings, private clubhouses, and recreation centers.

Planning Area shall mean any numbered site designated on Figure 2-1.

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.

Public Utility Uses shall mean a business organization, such as a public-service corporation, performing some public service and subject to special government regulations, usually a protected monopoly. Typical uses shall include public-utility buildings, structures, and facilities.

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

Religious Uses shall mean facilities for public assembly involving worship and ceremonies that pertain to a system of beliefs. Typical uses include churches, synagogues, and temples.

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.

Residential Land Use shall mean any parcel or area of land devoted to housing and ancillary uses. The categories of residential land use shall correspond to the residential land-use designation of this Specific Plan.

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 to six (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 (1) other dwelling unit.

Transportation Services shall mean establishments which provide local and regional passenger transportation by bus with terminal facilities. Typical uses include park and ride lots and bus stations.

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 uses include 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.

Usable Open Space shall mean private or common property, excluding structures, driveways, parking areas, or areas with a dimension less than ten (10) lineal feet, areas less than two hundred (200) square feet, or slopes greater than three (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 fifty (50) percent, with each one (1) square foot of patio or balcony equal to one-half (1/2) 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 ten (10) feet. Usable open space provided on a balcony shall have a minimum area of sixty (60) square feet, with no dimension less than five (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.