CHAPTER 12
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 said 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.

"Accessory Use" shall mean a use of land or of a building or portion thereof customary and subordinate to the principal use of the land or building and located on the same lot with such principal use.

"Addition" shall mean a structure added to the original structure at sometime after the original construction.

"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.

"Community Design Commission" shall mean the Community Design Commission of the City of San Clemente.

"Condominium" shall mean an estate in real property, consisting of an undivided interest in common portions of a parcel of land, together with a separate interest space in an apartment, industrial, or commercial building on such land.

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

"Cultural Facilities" shall mean establishments such as museums, art galleries, botanical, and zoological gardens of historic, educational, or cultural interest which are not operated commercially.

“Drinking Establishments” shall mean places established for the sale of alcoholic beverages such as beer, wine, and liquor for on-site consumption. Typical uses include restaurants that serve alcoholic beverages, bars, and cocktail lounges.
"Floor Area Gross" shall mean the sum of the gross horizontal areas of all floors of a building measured from the exterior walls, or from the center line of a wall separating two buildings, but not including parking areas, loading spaces, basements, and stairwells.

"Floor Area Ratio" shall mean the gross floor area of a building (floor space)—excluding interior parking areas, basements, balconies, and stairwells on a lot-divided by the lot area.

"Ground Floor" shall mean the first floor of a building other than a cellar, basement, or subterranean garage.

"Lodging" shall mean the provision of rooms for temporary accommodation of travelers. Typical uses include hotels and motels, timeshares, and bed-and-breakfast inns.

"Lot Area" shall mean the total area within the boundary lines of a lot.

"Mixed Use" shall mean a development with two or more different uses such as, but not limited to, residential, office, lodging, retail, or restaurant within the same building or structure. Mixed-use development shall promote commercial uses at the street level, with office, lodging, and/or residential uses on the upper levels of a project.

"Municipal Parking Lot" for the purpose of this Specific Plan shall mean the Pier Bowl Municipal Parking Lot.

"Net Lot Area" shall mean the area of the lot excluding undevelopable or critical areas of land such as coastal canyons and bluffs, floodways, easements, etc. Setback area which is not critical and/or is developable shall be included in net lot area. Area with a setback considered a critical area of land shall not be included.

"Offices, General, and Professional" 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.

"Open Space Land Use" shall mean land which will remain undeveloped and may provide for preservation of an environment suitable to wildlife and flora indigenous to the area as well as an environment for food production and outdoor recreation. Accessways necessary for the maintenance of open space lands and recreation trails shall be included.

“Pier Bowl” shall mean the area encompassing the San Clemente Redevelopment Project Area No. 1.
"Planning Commission" shall mean the Planning Commission of the City of San Clemente.

"Principal Use" shall mean the primary or predominant use of any lot.

"Private View" shall mean the view of a significant physical feature from a vantage point that is on or within private property, and is available only to the owner of that private property or owner-allowed visitors.

"Public View" shall mean the view of a significant physical feature from a vantage point that is on public property, public right-of-way, and is generally available to the public that utilizes or crosses that public vantage point.

"Setback" shall mean a minimum horizontal distance between the exterior surface of a building, exclusive of architectural projections, fireplaces, 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 (whether public or private) or the sidewalk or curb if so specified.

"Site Plan" shall mean an application for entitlement to use as defined in Section 4.29-8 and Section 7 of the City Zoning Ordinance.

"Spanish Colonial Revival Style" shall mean a style of architecture with low-pitched red-tile roofs and thick walls. The style uses decorative details borrowed from the entire history of Spanish architecture. Dramatically carved doors are usually emphasized by adjacent spiral columns, pilasters, carved stonework, or patterned titles. Less elaborate entrance doors of heavy wood panels, sometimes arched above, are also common. Decorative window grills of wood or iron are common, as are similar balustrades on cantilevered balconies. Other typical details include tile-roofed (and otherwise decorated) chimney tops, bricks, or tile vents; fountains, arched walkways; and round or square towers.

"Street Floor" shall mean a floor of a building which abuts a public street or alley.

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

"Unit Density" shall mean the number of dwelling units per gross acre permitted as specified in Chapter 4, Land Use Development Standards.