

**ARTICLE 7**

**Definitions**

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## Chapter 17.700 - DEFINITIONS

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### 17.700.005 - Purpose

This Article provides definitions of terms and phrases used in this Title that are technical or specialized, or that may not reflect common usage. If any of the definitions in this Article conflict with definitions in other provisions of the Municipal Code, these definitions shall control for the purposes of this Title. If a word is not defined in this Article, or in other provisions of the Title, the most common dictionary definition is presumed to be operative.

### 17.700.010 - Definitions of Specialized Terms and Phrases

The following definitions are in alphabetical order:

#### A. Definitions, "A."

**Accessory Dwelling Unit.** Attached or detached residential dwelling unit, which provides complete, independent living facilities for one or more persons, and that contains permanent provisions for sleeping, eating, cooking, and sanitation on the same parcels as single-family and duplex dwellings.

**Accessory Food Service.** A use accessory to a primary retail use occupying no more than 20% of the gross floor area of the primary use where customers are served prepared food and/or beverages from a walk-up ordering counter for either on or off premise consumption.

**Accessory Retail Use.** The retail sales of various products (including food) in a store or similar facility that is located within a health care, hotel, office, industrial, or studio complex for the purpose of serving employees or customers of the primary use, and is not visible from public streets. These uses include pharmacies, gift shops, and food service establishments within hospitals, as well as convenience stores and food service establishments within hotel, office and industrial complexes.

**Accessory Structure.** A structure that is physically detached from, secondary and incidental to, and commonly associated with the primary structure.

**Accessory Use.** A use customarily incidental to, related and clearly subordinate to a principal use established on the same parcel, which does not alter the principal use nor serve property other than the parcel where the principal use is located.

**Accessory Uses and Structures, Residential.** Any use and/or structure that is customarily a part of or clearly incidental to a residence, which does not change the character of the residential use and/or household. These uses include the following detached accessory structures, and other similar structures normally associated with a residential use of property:

|                                         |                   |
|-----------------------------------------|-------------------|
| Garages                                 | Spas and hot tubs |
| Gazebos                                 | Storage sheds     |
| Greenhouses                             | Swimming pools    |
| Outdoor recreational amenities, such as | Workshops         |
| tennis and other on-site sport courts   |                   |

**Continuation of Definitions, "A."**

Also includes the indoor storage of automobiles (including their incidental restoration and repair), personal recreational vehicles and other personal property, accessory to a residential use. Does not include home satellite dish and other receiving antennas for earth-based TV and radio broadcasts; see "Telecommunications Facilities."

**Adult Business.** Any adult bookstore, adult hotel or motel, adult motion picture arcade, adult motion picture theater, cabaret, sexual encounter center, or any other business or establishment that offers its patrons merchandise, services, or entertainment characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas," but not including those uses or activities, the regulation of which is preempted by State law.

**Adult Day Care Facilities.** State-licensed facilities that provide non-medical care and supervision for more than six adults for periods of less than 24 hours.

**Aisle.** A driveway which also serves as a maneuvering space for ingress and egress to one or more adjacent parking spaces.

**Agent.** A person authorized in writing by the property owner to represent and act for a property owner in contacts with City employees, committees, Commissions, and the Council, regarding matters regulated by this Title.

**Alcoholic Beverage Sales.** The retail sale of beer, wine, and/or other alcoholic beverages for on- or off-premise consumption.

**Alley.** A public or private roadway, generally not more than 30 feet wide that provides vehicle access to the rear or side of parcels having other public street frontage, that is not intended for general traffic circulation.

**Allowed use.** A use of land identified by Article 2 (Zoning Districts and Allowable Land uses) as a permitted or conditional use that may be established with a land use permit and, where applicable, site plan review and/or building permit approval, subject to compliance with all applicable provisions of this Title.

**Alteration.** Any construction or physical change in the internal arrangement of rooms or the supporting members of a structure, or a change in the external appearance of any structure, not including painting. See also "Structural alteration."

**Animal Sales and Services:**

1. **Animal Boarding and Kennels.** Public or commercial facilities for the keeping, boarding, or maintaining of common household pets for commercial purposes, except for dogs or cats offered for sale in pet shops.
2. **Pet Shops.** Retail stores selling or offering for adoption birds, cats, dogs, fish, and other common household pets, including supplies for the care and feeding of the animals sold. This use may include pet grooming, but not the overnight boarding of animals other than those for sale.

**Continuation of Definitions, "A."**

- 3. Pet Day Care.** A facility for the primary purpose of same day short-term keeping, boarding or maintaining of animals that do not require medical treatment and excludes the keeping of animals overnight.
- 4. Veterinary Clinics and Animal Hospitals.** Office and indoor medical treatment facilities used by veterinarians, including large and small animal veterinary clinics, and animal hospitals. This may include the incidental overnight boarding of animals.

**Approval.** Includes both approval and approval with conditions.

**Architectural Feature.** A soffit, column, wing wall, canopy, roof eave, balcony, and any other similar element that does not create an interior floor space.

**Assembly:**

- 1. Clubs, Lodges, and Private Meeting Halls.** Permanent, headquarters-type and meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members, including facilities for:

|                                           |                                       |
|-------------------------------------------|---------------------------------------|
| Business associations                     | Political Organizations               |
| Civic, social and fraternal organizations | Professional membership organizations |
| Labor Unions and similar organizations    | Other membership organizations        |

- 2. Religious Places of Worship.** Facilities operated by organizations for worship, or the promotion of religious activities, such as churches, synagogues, mosques, and temples; and accessory uses on the same site, such as living quarters for ministers and staff, child day care facilities and religious schools where authorized by the same type of land use permit required for the church itself. Other establishments maintained by religious organizations, such as full-time educational institutions, hospitals and other potentially related operations (such as a recreational camp) are classified according to their respective activities.

**Automated Teller Machine (ATM).** Computerized, self-service machines used by banking customers for financial transactions, including deposits, withdrawals and fund transfers, without contact with financial institution personnel. The machines may be located at or within banks, or in other locations, in compliance with Section 17.400.020 (Automatic Teller Machines).

**Awning.** A permanent or temporary structure attached to and wholly supported by a wall or a building and installed over and partially in front of doors, windows or other openings in a building and consisting of a frame and a top of canvas or other similar material covering the entire space enclosed between the frame.

**B. Definitions, “B”.****Banks 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         |

Does not include check cashing or pay day loan facilities.

**Bedroom.** Any room in a dwelling except a living room, bathroom, dining room or kitchen, but including a den, family room, game room, library, office, play room, sewing room, study, or other room which could, under the Building Code of the City of Culver City, be used for sleeping purposes without structural modification, and also including an alcove, loft or similar feature within a room other than a bedroom.

**Building.** See "Structure."

**Business Frontage.** The portion of a building occupied by a single business tenant, and fronts on a public street, faces a courtyard, pedestrian corridor or walkway, parking lot or alley.

**Business and Consumer Support Services.** Establishments primarily providing consumers and businesses with services including maintenance, repair and service, testing, rental, as well as the following:

- Blueprinting
- Business equipment repair services (except vehicle repair, see “Vehicle Service – Maintenance/Repair”)
- Computer-related services (rental, repair)
- Copying, quick printing, and blueprinting services
- Equipment rental businesses within buildings
- Film processing laboratories
- Heavy equipment repair services where repair occurs on the client site
- Household appliance and equipment repair services
- Janitorial and maid services
- Mail advertising services (reproduction and shipping)
- Photocopying and Photofinishing
- Protective Services (other than office related)
- Window cleaning

**C. Definitions, “C”.**

**California Environmental Quality Act (CEQA).** State law (California Public Resources Code Sections 21000 et seq.) requiring public agencies to document and consider the environmental effects of a proposed action, prior to allowing the action to occur.

**Canopy Depth.** The maximum perpendicular distance that a canopy projects away from the building wall to which it is attached.

**Canopy, Nonstructural.** See Awning.

**Continuation of Definitions, "C."**

**Canopy, Structural.** An architectural feature that projects from, and is totally supported by, the exterior wall of a building; provides protection from the elements to pedestrians below, or to occupants within the building; is usually positioned above a window or a door; and is permanent in that it is not retractable and cannot be removed from the building within the building.

**Canopy Width.** The maximum parallel distance that a canopy extends across the building wall to which it is attached.

**Carport.** A roofed structure over a driveway, the purpose of which is to shelter a vehicle.

**Catering Services.** Preparation and delivery of food and beverages for off-site consumption which may include provisions for on-site pickup. A catering service ancillary to a primary restaurant use is included under the definitions of "Restaurants."

**Check Cashing.** Check cashing is a primary business, other than a bank, credit union, or other similar financial institution, that cashes, sells, and/or processes checks, money orders, electronic money transfers, and other financial documents for a fee.

**Child Day Care Facilities.** Facilities that provide non-medical care and supervision of minor children for periods of less than 24 hours. These facilities include the following, all of which are also required to be licensed by the California State Department of Social Services:

1. **Child Day Care Center.** Commercial or non-profit child day care facilities designed, approved and licensed as a child care center with no permanent resident. Includes infant centers, preschools, sick-child centers, and school-age day care facilities. These may be operated in conjunction with another related facility, or as an independent land use.
2. **Large Family Day Care Home.** A day care facility located in a residence where a full-time resident provides care and supervision for 7 to 12 children (plus 2 additional children after school). Children under the age of 10 years who reside in the home count as children served by the day care facility.
3. **Small Family Day Care Home.** A day care facility located in a residence where a full-time resident provides care and supervision for 6 or fewer children (plus 2 additional children after school). Children under the age of 10 years who reside in the home count as children served by the day care facility.

**City.** The City of Culver City, State of California, referred to in this Title as the "City."

**City Council.** The City Council of Culver City, referred to in this Title as the "Council."

**Clubs, Lodges and fraternal organizations:** Permanent headquarters-type and meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members, including facilities for:

- Business associations
- Civic, social and fraternal organizations
- Labor unions and similar organizations
- Political organizations

**Continuation of Definitions, “C.”**

Professional membership organizations  
Other membership organizations

**Commercial Entertainment and Recreation:**

1. **Indoor Amusement/Entertainment Facilities.** Establishments providing indoor amusement/entertainment services for a fee or admission charge, including ice skating and roller skating, batting cages, pool and billiard rooms as primary uses and bowling alleys.
2. **Arcade.** Any premises containing 4 or more entertainment devices, or any premises wherein 50% or more of the public floor area is devoted to amusement devices, whether or not said devices constitute the primary use or any accessory use of the premises. For purposes of this definition, amusement device means any mechanical or electronic game, machine, or equipment which is played or used for amusement, which, when so played or used involves skill and which is activated by coin, token or key, or for which the player or user pays money for the privilege of playing or using. 3 or less machines are not considered a land use separate from the primary use of the site. Up to 10 amusement devices are permitted in conjunction with a multiplex movie theater complex without being considered an Arcade.
3. **Outdoor Commercial Recreation.** Facilities for various outdoor sports or entertainment and types of recreation where a fee is charged for use, such as amphitheatres, golf-driving ranges separate from golf courses, miniature golf courses, batting cages, swim and tennis clubs. Does not include parks and playgrounds, which are defined separately.
4. **Theaters.** Indoor facilities for public assembly and group entertainment, other than sporting events, including civic theaters and facilities for "live" theater and concerts, and motion picture theaters. Does not include outdoor theaters, concert and similar entertainment facilities, and indoor and outdoor facilities for sporting events; see “Public Recreational Facilities.”

**Common Interest Development.** Any residential condominium, community apartment house, or stock cooperative.

**Condominium.** As defined by Civil Code Section 1351, a development where undivided interest in common in a portion of real property is coupled with a separate interest in space called a unit, the boundaries of which are described on a recorded final map or parcel map. The area within the boundaries may be filled with air, earth, or water, or any combination thereof, and need not be physically attached to any land except by easements for access and, if necessary, support.

**D. Definitions, "D".**

**Density.** The number of housing units per net acre, unless otherwise stated, for residential uses.

**Detached.** Any structure that does not have a wall or roof in common with another structure.

**Development.** Any construction activity or alteration of the landscape, its terrain contour or vegetation, including the erection or alteration of structures. New development is any construction, or alteration of an existing structure or land use, or establishment of a land use, after the effective date of this Title.

**Development Agreement.** A contract between the City and an applicant for a development project, in compliance with Chapter 17.590 of this Title and Government Code Sections 65864 et seq. A development agreement is intended to provide assurance to the applicant that an approved project may proceed subject to the policies, rules, regulations, and conditions of approval applicable to the project at the time of approval, regardless of any changes to City policies, rules, and regulations after project approval. In return, the City may be assured that the applicant will provide infrastructure and/or pay fees required by a new project.

**District.** See "Zoning District."

**Drive-in and Drive-thru Facilities.** Retail or service facilities where products or services are provided to motorists who remain in their vehicles. These facilities include drive-thru fast-food restaurants, and drive-up bank teller windows, dry cleaners, pharmacies, etc. Does not include: automatic teller machines (ATMs), automobile service stations, or car washes, which are separately defined.

**Duplex.** Attached residential structures under single ownership containing two dwellings.

**Dwelling unit.** Any structure designed or used for the shelter or housing that contain permanent provisions for sleeping, eating, cooking and sanitation occupied by or intended for one or more persons on a long term basis.

**E. Definitions, "E".****Eating and Drinking Establishments:**

1. **Bars and Night Clubs.** Businesses where alcoholic beverages are sold for on-site consumption, which are not part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. May include entertainment (e.g., live music and/or dancing, comedy, etc.). May also include beer brewing as part of a microbrewery, and other beverage tasting facilities. Does not include Adult Businesses.
2. **Restaurant, Counter Service.** A retail business where customers are served prepared food and/or beverages from a walk-up ordering counter for either on- or off-premise consumption, which may include fast-food and take-out restaurants. A restaurant with drive-up or drive-through service is instead included under the definition of "Drive-in and Drive-Thru Facilities."

**Continuation of Definitions, “E.”**

**3. Restaurant, Table Service.** A retail business selling food and beverages prepared on the site, where most customers are served food at tables for on-premise consumption. These restaurants may also provide food on a take-out basis and live entertainment that is clearly secondary to table service.

**Emergency Shelter.** Facilities for the emergency or temporary shelter and feeding of indigents or disaster victims, operated by a public or non-profit agency. These accommodations may include temporary lodging, meals, laundry facilities, bathing, counseling, and other basic support services.

**Environmental Impact Report (EIR).** An informational document used to assess the physical characteristics of an area and to determine what effects will result if the area is altered by a proposed action, prepared in compliance with the California Environmental Quality Act (CEQA).

**F. Definitions, “F”.**

**False Mansard.** A sloped wall segment that is above or projects down and away from a vertical wall of a building, and that is not a building roof, as defined by the Uniform Building Code.

**Feasible.** Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social and technological factors.

**G. Definitions, “G”.**

**General Plan.** The City of Culver City General Plan, including all elements thereof and all amendments thereto, as adopted by the City Council under the provisions of Government Code Sections 65300 et seq., and referred to in this Title as the "General Plan."

**Grade.** The ground surface immediately adjacent to the exterior base of a structure, typically used as the basis for measurement of the height of the structure.

**H. Definitions, “H”.**

**Handcraft Industries.** Establishments manufacturing and/or assembling small products primarily by hand, including jewelry, pottery and other ceramics, as well as small glass and metal art and craft products.

**Health/Fitness Facilities.** Fitness centers, gymnasiums, health and athletic clubs including any of the following: indoor sauna, spa, tanning or hot tub facilities; indoor tennis, handball, racquetball, archery and shooting ranges and other indoor activities.

**Home Occupation.** The conduct of a business within the business owner’s primary residence, with the business activity being subordinate to the residential use of the property.

**Hotel or Motel.** Facilities with guest rooms or suites, provided with or without kitchen facilities, rented to the general public for transient lodging (less than 30 days). Hotels provide

**Continuation of Definitions, “H.”**

access to most guest rooms from an interior walkway, and typically include a variety of services in addition to lodging; for example, restaurants, meeting facilities, personal services, etc. Motels provide access to most guest rooms from an exterior walkway. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic/fitness facilities, and accessory retail uses.

**I. Definitions, “I”.**

**Internet Café.** A business where customers can use a computer with Internet access for a fee, usually per hour or minute. It may also sell food and beverages.

**J. Definitions, “J”.** No specialized terms beginning with the letter “J” are used at this time.**K. Definitions, “K”.**

**Kitchen.** Any room or space within a building used or designated for the cooking or preparation of food.

**L. Definitions, “L”.****Landscaping:**

1. **Hardscape.** Constructed landscape elements including items such as colored or textured concrete pavers, wood decks, rockwork, masonry planters, wood box planters, water features, walls and fences.
2. **Hardscape Areas.** Areas including patios, decks, walkways and paving.
3. **Hydrozone.** A portion of the landscaped area having plants with similar water needs that are served by a valve or set of valves with the same schedule.
4. **Infiltration Rate.** The rate of water entry into the soil expressed as a depth of water per unit of time (e.g., inches per hour).
5. **Landscaped Area.** The open space area (entire parcel less the building footprint, driveway, and parking area) developed with ornamental plant material, and hardscape. Water features are included in the calculation of the landscaped area.
6. **Landscaping.** Ornamental live plant materials (trees, shrubs, vines, groundcover or turf) in containers or at grade and decorative hardscape areas.
7. **Overspray.** Water that is delivered beyond the landscaped areas.
8. **Parkway.** Land area between street curb and sidewalk.
9. **Plant materials.** Trees, shrubs, vines ground cover, turf or any other ornamental live plants.

**Continuation of Definitions, "L."**

- 10. Planted area.** Areas including live ornamental plant materials installed within open space landscaped areas.
- 11. Runoff.** Water that is not absorbed by the planted area to which it is applied and flows from the area. For example, runoff may result from water that is applied at too great a rate (application rate exceeds infiltration rate) or where there is a severe slope.
- 12. Street Trees.** Trees planted within a public street right-of-way.
- 13. Turf.** A single-bladed grass or sod.

**Land use permit.** Authority granted by the City to use a specified site for a particular purpose, including but not limited to Administrative Use Permits, Comprehensive Plans, Conditional Use Permits, Specific Plans, Variances and planning clearances, as established by Article 5 (Land Use and Development Permit Procedures) of this Title.

**Laundries and Dry Cleaning Plants.** Service establishments engaged primarily in high volume laundry and garment services, including: power laundries (family and commercial); garment pressing and dry cleaning; linen supply; diaper service; industrial laundries; carpet and upholstery cleaners. Does not include laundromats or dry cleaning pick-up stores with limited dry cleaning equipment; see "Personal Services."

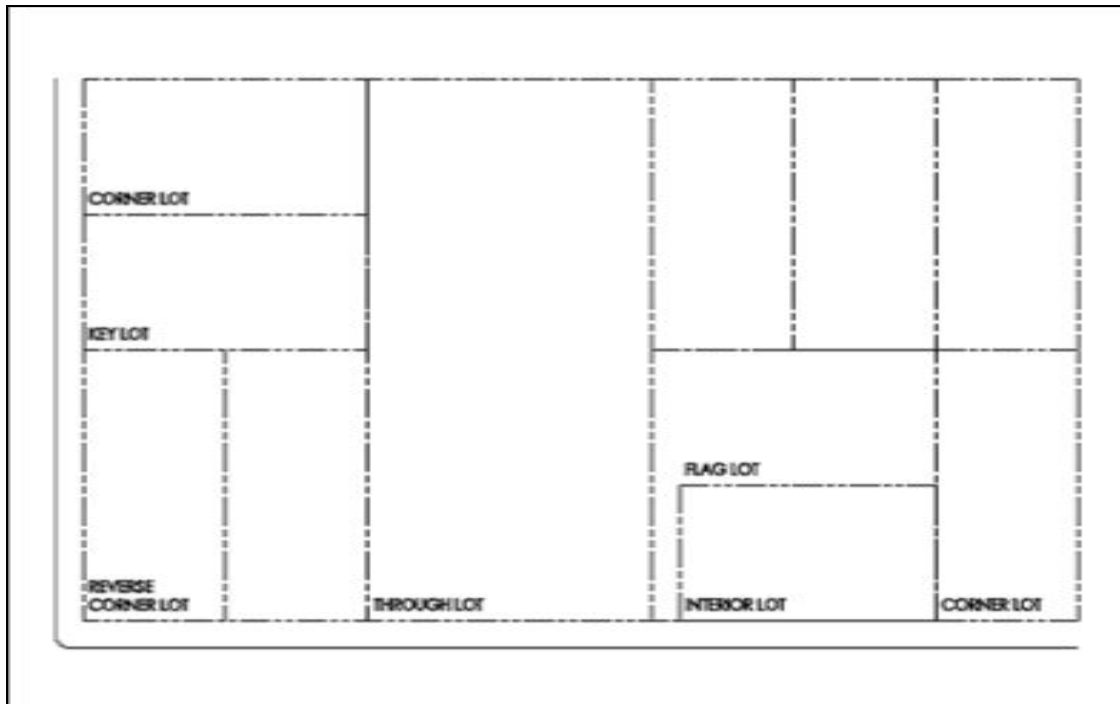
**Libraries and Museums.** Public or quasi-public facilities including aquariums, arboretums, art exhibitions, botanical gardens, historic sites and exhibits, libraries, museums, and planetariums, which are generally non-commercial in nature.

**Live/Work Unit.** An integrated housing unit and working space occupied and utilized by a single household in a structure that has been designed or structurally modified to accommodate joint residential occupancy and work activity.

**Lot or parcel.** A recorded lot or parcel of real property under single ownership, lawfully created as required by the Subdivision Map Act and City ordinances, including this Title. Types of lots include the following:

- 1. Corner lot.** A lot located at the intersection of two or more streets, where they intersect at an interior angle of not more than 135 degrees. If the intersection angle is more than 135 degrees, the lot is considered an interior lot.
- 2. Flag lot.** A lot having access from the building site to a public street by means of private right-of-way strip that is owned in fee.
- 3. Interior lot.** A lot abutting only one street.
- 4. Key lot.** An interior lot, the front of which adjoins the side property line of a corner lot.
- 5. Reverse corner lot.** A corner lot, the rear of which abuts a key lot.
- 6. Through lot.** A lot with frontage on two generally parallel streets.

**Figure 7-1**  
**Examples of Lot Types**



**Lot area.** Gross lot area is the total area included within the lot lines of a lot, exclusive of adjacent dedicated street rights of way. Net lot area is exclusive of easements, including those for utilities or flood control channels, which limit the use of the lot.

**Lot coverage.** See "Site Coverage."

**Lot depth.** The average linear distance between the front and the rear lot lines or the intersection of the two side lot lines if there is no rear line. The Director shall determine lot depth for parcels of irregular configuration.

**Lot frontage.** The boundary of a lot adjacent to a public street right-of-way.

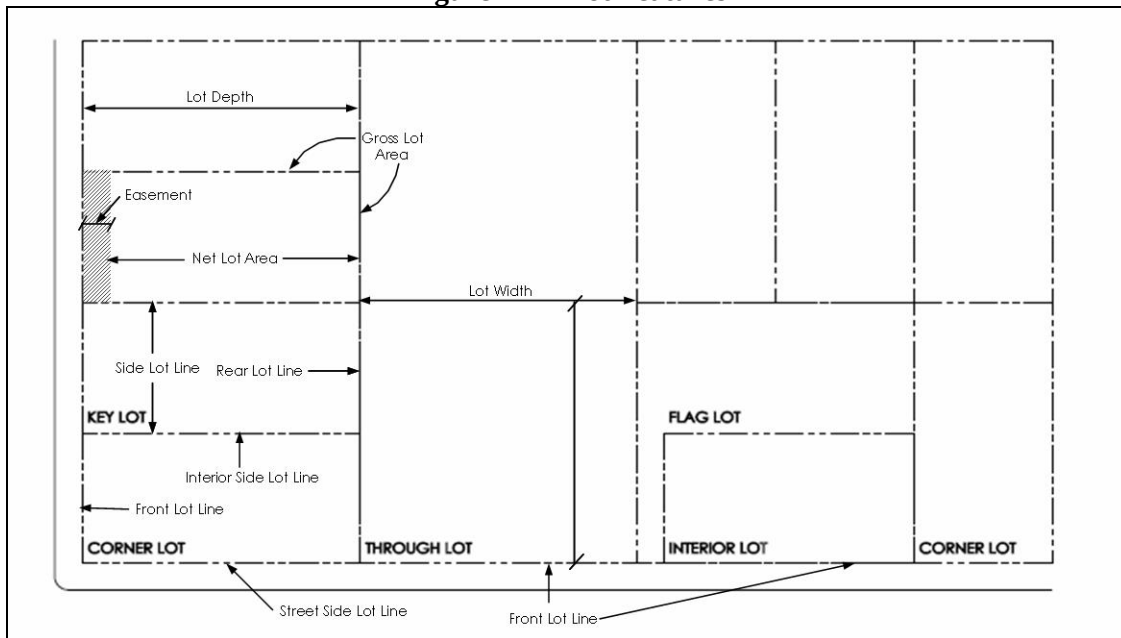
**Lot line or property line.** Any recorded boundary of a lot. Types of lot lines are as follows:

1. **Front lot line.** On an interior lot, the property line separating the parcel from the street. The front lot line on a corner lot is the line with the shortest frontage. (If the lot lines of a corner lot are equal in length, the front lot line shall be determined by the Director.) On a through lot, both lot lines are front lot lines and the lot is considered to have no rear lot line.
2. **Interior lot line.** Any lot line not abutting a street.
3. **Rear lot line.** A property line that does not intersect the front lot line, which is most distant from and most closely parallel to the front lot line.

4. **Side lot line.** Any lot line that is not a front or rear lot line.
5. **Zero Lot Line.** The location of a structure on a lot in such a manner that one or more edges rests directly on a lot line.

**Lot width.** The horizontal distance between the side lot lines, measured at right angles to the lot depth at a point midway between the front and rear lot lines. The Director shall determine lot width for parcels of irregular shape.

**Figure 7-2 – Lot Features**



## M. Definitions, “M”.

### Manufacturing:

1. **Chemical Product Manufacturing.** Manufacturing facilities that produce or use basic chemicals, and other establishments creating products predominantly by chemical processes. Facilities included in this definition manufacture three general classes of products: (1) basic chemicals, such as acids, alkalines, salts, and organic chemicals; (2) chemical products to be used in further manufacture, such as synthetic fibers, plastic materials, dry colors, and pigments; and (3) finished chemical products to be used for ultimate consumption, such as drugs, cosmetics, and soaps; or to be used as materials or supplies in other industries such as paints, fertilizers, and explosives. Also includes sales and transportation establishments handling the chemicals described above in other than one of the uses included in the Retail Trade group in the land use and permit tables.
2. **Construction Materials Manufacturing.** Manufacturing, processing, and sales involving concrete, plaster, lumber, paving and roofing materials as defined below:

**Concrete, Gypsum and Plaster Product Manufacturing.** Manufacturing establishments producing bulk concrete, concrete building block, brick, tile and all types of precast and

**Continuation of Definitions, “M.”**

prefab concrete products. Also includes ready-mix concrete batch plants, lime manufacturing, and manufacture of gypsum products, such as plasterboard. A retail ready-mix concrete operation as an incidental use in conjunction with a building materials outlet is defined under “Building Material Stores.”

**Lumber and Wood Product Manufacturing.** Manufacturing, processing, and sales uses involving the milling of forest products to produce rough and finished lumber and other wood materials for use in other manufacturing, craft, or construction processes. Includes the following processes and products:

|                               |                                      |
|-------------------------------|--------------------------------------|
| Containers, pallets and skids | Turning and shaping of wood products |
| Milling operations            | Wholesaling of basic wood products   |
| Trusses and structural beams  | Wood product assembly                |

Craft-type shops are included in “Artisan Shops” and other wood and cabinet shops are included under “Furniture and Fixture Manufacturing.” The indoor retail sale of building materials is included under “Building Material Stores.”

**Paving and Roofing Materials Manufacturing.** The manufacture of various common paving and petroleum-based roofing materials, including bulk asphalt, paving blocks made of asphalt, creosote wood and various compositions of asphalt and tar.

**3. Electronics and Equipment Manufacturing.** Establishments engaged in manufacturing machinery, apparatus, and supplies for the generation, storage, transmission, transformation and use of electrical energy, including:

Appliances, such as stoves/ovens, refrigerators, freezers, laundry equipment, fans, vacuum cleaners, sewing machines  
 Aviation instruments  
 Electronic transmission and distribution equipment  
 Electronic components and accessories, and semiconductors, integrated circuits, related devices  
 Electronic instruments, components and equipment such as calculators and computers  
 Electrical welding apparatus  
 Lighting and wiring equipment such as lamps and fixtures, wiring devices, vehicle lighting  
 Industrial apparatus, Industrial controls  
 Instruments for measurement, testing, analysis and control, associated sensors and accessories  
 Miscellaneous electrical machinery, equipment and supplies such as batteries, X-ray apparatus and tubes, electro-medical and electrotherapeutic apparatus, electrical equipment for internal combustion engines  
 Motors and Generators  
 Optical instruments and lenses  
 Photographic equipment and supplies  
 Pre-recorded magnetic tape  
 Radio and television receiving equipment such as television and radio sets, phonograph records and surgical, medical and dental instruments, equipment, and supplies  
 Surveying and drafting instruments  
 Telephone and telegraph apparatus  
 Transformer, switch gear and switchboards

Does not include testing laboratories (soils, materials testing, etc.) (see “Business Support Services”), or research and development facilities separate from manufacturing (see “Research and Development”).

**Continuation of Definitions, “M.”**

- 4. Fabric Product Manufacturing.** Manufacturing facilities fabricating clothing, draperies, and other similar products, and/or producing textiles and leather products, which may include any of the following operations:

Coating, waterproofing, or otherwise treating fabric  
 Dyeing and finishing fiber, yarn, fabric and knit apparel  
 Manufacture of knit apparel and other finished products from yarn  
 Manufacture of felt goods, lace goods, non-woven fabrics and miscellaneous textiles  
 Manufacturing of woven fabric, carpets and rugs from yarn  
 Preparation of fiber and subsequent manufacturing of yarn, threads, braids, twine cordage  
 Upholstery manufacturing

Custom tailors and dressmakers not operating as factory and not located on the site of a clothing store (“General Retail Stores”) are instead included under “Personal Services.”

- 5. Food and Beverage Manufacturing.** Manufacturing facilities producing or processing foods and beverages for human consumption, and certain related products. Includes:

Bakeries (Non-retail)  
 Bottling plants  
 Breweries  
 Candy, sugar and confectionary products manufacturing  
 Catering services separate from stores or restaurants  
 Coffee roasting  
 Dairy products manufacturing  
 Fats and oil product manufacturing  
 Fruits and vegetable canning, preserving and related processing  
 Grain mill products and by-products  
 Meat, poultry, and seafood canning, curing, byproduct processing  
 Soft drink production  
 Miscellaneous food item preparation from raw products

- 6. Furniture and Fixtures Manufacturing.** Manufacturers producing: wood and metal household furniture and appliances; bedsprings and mattresses; all types of office furniture and public building furniture and partitions, shelving, lockers and store furniture; and miscellaneous drapery hardware, window blinds and shades.

- 7. Glass, Metal, and Plastics Product Manufacturing.** Manufacturing facilities 1) producing flat glass and other glass products, which are pressed, blown, or shaped from glass produced in the same establishment; 2) assembling metal parts, including uses that produce metal duct work, tanks, towers, cabinets and enclosures, metal doors and gates, and similar products; and 3) producing finished plastic products, fiberglass, and rubber products such as tires, footwear, flooring, and other rubber products from natural, synthetic or reclaimed rubber.

- 8. Machinery Manufacturing.** The manufacturing of machinery and equipment used for the manufacturing of other products; as parts in the assembly of other products; and for end-use purposes, including the following:

|                        |                          |
|------------------------|--------------------------|
| Constructive equipment | Laundry and Dry Cleaning |
| Die Casting            | Materials Handling       |
| Engines and Turbines   | Oil Field Equipment      |

**Continuation of Definitions, "M."**

|                                        |                                 |
|----------------------------------------|---------------------------------|
| Farming and Gardening                  | Passenger and Freight Elevators |
| Food Products Manufacturing            | Printing                        |
| Heating, Ventilation, Air Conditioning | Refrigeration Equipment         |
| Industrial Trucks and Tractors         | Textile Manufacturing           |

**9. Paper Product Manufacturing.** The manufacture of paper and paperboard, from both raw and recycled materials, and their conversion into products such as paper bags, boxes, envelopes, wallpaper, etc.

**10.Small-Scale Products Manufacturing.** Manufacturing facilities not classified in another major manufacturing group, including: musical instruments; toys; sporting and athletic goods; pens, pencils, and other office and artists' materials; buttons, costume novelties, miscellaneous notions; brooms and brushes; and other miscellaneous products.

**11.Stone, Clay and Pottery Products Manufacturing.** Manufacturing facilities engaged primarily in producing, cutting, shaping, and finishing marble, granite, slate, brick and structural clay products, including pipe, china plumbing fixtures, and vitreous china articles. Also includes establishments engaged primarily in buying or selling partly finished monuments and tombstones. Artist/craftsman uses are included in "Handcraft Industries" and "Small-Scale Products Manufacturing."

**Media Production.** Facilities for motion picture, television, video, sound, computer, and other communications media production. These facilities include the following types:

- 1. Backlots/Outdoor Facilities.** Outdoor sets, backlots, and other outdoor facilities, including supporting indoor workshops and craft shops.
- 2. Indoor Support Facilities.** Administrative and technical production support facilities, including administrative and production offices, post-production facilities (editing and sound recording studios, foley stages, etc.), special effects and optical effects units, film laboratories, etc.
- 3. Soundstages.** Warehouse-type facilities providing space for the construction and use of indoor sets, including supporting workshops and craft shops.

**Medical Services:**

- 1. Offices/Clinics.** Facilities primarily engaged in furnishing outpatient medical, mental health, surgical, dental and other personal health services. Counseling services by other than medical doctors or psychiatrists are included under "Offices."
- 2. Hospitals.** Hospitals and similar facilities engaged primarily in providing diagnostic services, and extensive medical treatment, including surgical and other hospital services. These establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care. May include on-site accessory clinics and laboratories, accessory retail uses and emergency heliports.
- 3. Laboratories.** Medical and dental laboratories.

**Continuation of Definitions, “M.”**

**Metal Products Fabrication, Machine and Welding Shops.** Facilities engaged primarily in the assembly of metal parts, including the following uses that produce metal duct work, tanks, towers, cabinets and enclosures, metal doors and gates, and similar products, including:

- Blacksmith and welding shops
- Sheet metal shops
- Machine shops and boiler shops

**Mixed-Use Project.** Any development that contains a combination of residential and nonresidential uses within one building or an integrated group of buildings on one development site.

**Mobile Home.** A trailer, transportable in one or more sections, that is certified under the National Manufactured Housing Construction and Safety Standards Act of 1974, which is over 8 feet in width and 40 feet in length, with or without a permanent foundation and not including recreational vehicle, commercial coach or factory-built housing. A mobile home on a permanent foundation is included under the definition of “Single-Family Dwellings”.

**Mobile Home Park.** Any site that is planned and improved to accommodate 2 or more mobile homes used for residential purposes, or on which 2 or more mobile home lots are rented, leased, or held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate mobile homes used for residential purposes.

**Mortuaries and Funeral Homes.** Funeral homes and parlors, where deceased are prepared for burial or cremation, and funeral services may be conducted.

**Multiple-Family Dwellings.** A building or a portion of a building used and/or designed as residences for four or more families living independently of each other. Includes: apartments; townhouse development (four or more attached single-family dwellings where no unit is located over another unit); senior citizen multi-family housing; and common interest development (such as condominiums).

**N. Definitions, “N”.**

**Non-Conforming Structure.** A structure that was legally constructed and which does not conform to current code provisions/standards prescribed for the zoning district in which the structure is located.

**Non-Conforming Use.** A use of a structure (either conforming or nonconforming) or land that was legally established and maintained prior to the adoption of this Title and which does not conform to current code provisions governing allowable land uses for the zoning district in which the use is located.

**O. Definitions, "O".**

**Offices.** This Title distinguishes between the following types of office facilities. These do not include: medical offices (see "Medical Services – Offices/Clinics"); or offices that are incidental and accessory to another business or sales activity that is the primary use. Incidental offices that are customarily accessory to another use are allowed as part of an approved primary use.

1. **Administrative/Business.** Establishments providing direct services to consumers, such as credit, lending, and trust agencies, insurance agencies, real estate offices, and utility company offices.
2. **Government.** City, and other local, state, and federal government agency or service facilities. Includes post offices.
3. **Broadcasting Offices and Studios.** Commercial and public communications uses including radio and television broadcasting and receiving stations and studios, with facilities entirely within buildings. Transmission and receiving apparatus, including antennas and towers, are included under the definition of "Telecommunications Facilities."
4. **Production.** Office-type facilities occupied by businesses engaged in the production of intellectual property. These uses include:

Advertising agencies  
 Architectural, engineering, planning and surveying services  
 Computer software production and programming services  
 Educational, scientific and research organizations  
 Media post production services  
 Graphic design, fashion, photography and commercial art studios  
 Writers and artists offices

5. **Professional.** Professional offices including:

Accounting, auditing and bookkeeping services  
 Attorneys  
 Counseling services  
 Court reporting services  
 Data processing Services  
 Detective agencies and similar services  
 Employment, stenographic, secretarial and word processing services  
 Literary and talent agencies  
 Management and public relations services

**Open Space, Common.** Areas of a developed site that are available for active and/or passive recreational use by residents of a multi-family residential project.

**Open Space, Private.** An area of a developed site that is contiguous to and directly accessible from an individual dwelling unit, which is available for active and/or passive recreational uses by the inhabitants of the dwelling unit, and which is open on top or on at least one side.

**P. Definitions, "P".**

**Parking Facilities.** Service establishments in the business of storing operative cars, trucks, buses, recreational vehicles, and other motor vehicles for clients. Includes both day use and long-term public and commercial garages, parking lots and structures, except when accessory to a primary use. (All primary uses are considered to include any customer or public use off-street parking required by the Title). Includes sites where vehicles are stored for rental or leasing.

**Parks and Playgrounds.** Public parks, play lots, playgrounds, and athletic fields for non-commercial neighborhood or community use, including tennis courts. If privately owned, the same facilities are included under the definition of "Private Residential Recreation Facilities".

**Personal Services.** Establishments providing non-medical services as a primary use, including:

|                                                    |                   |
|----------------------------------------------------|-------------------|
| Hair, nail, facial, and personal care              | Psychics          |
| Clothing rental                                    | Shoe repair shops |
| Dry cleaning pick-up stores with limited equipment | Tailors           |
| Laundromats, (self service laundries)              | Tanning Salons    |
| Massage therapy, (licensed therapeutic)            |                   |

These uses may also include accessory retail sales of products related to the services provided.

**Pipelines and Utility Lines.** Transportation facilities for the conveyance of water or commodities other than petroleum. Also includes pipeline surface and terminal facilities, including pump stations, bulk stations, surge and storage tanks. Utility lines include facilities for the transmission of electrical energy for sale, including transmission lines for a public utility company. Also includes telephone, telegraph, cable television and other communications transmission facilities utilizing direct physical conduits. Does not include offices or service centers (see "Offices"), or distribution substations (see "Public Utility Facilities").

**Planning Commission.** The City of Culver City Planning Commission, appointed by the City Council in compliance with Government Code Section 65101 referred to throughout this Title as the "Commission".

**Porte Cochere.** A roofed structure extending from the entrance of a building over an adjacent driveway, the purpose of which is to shelter a person entering or exiting a vehicle.

**Primary Structure.** A structure that accommodates the primary use of the site.

**Primary Use.** The main purpose for which a site is permitted, developed and occupied, including the activities that are conducted on the site during most of the hours when activities occur.

**Printing and Publishing.** Establishments engaged in printing by letterpress, lithography, gravure, screen, offset, or electrostatic (xerographic) copying; and other establishments serving the printing trade such as bookbinding, typesetting, engraving, photoengraving and electrotyping. This use also includes establishments that publish newspapers, books and periodicals; establishments manufacturing business forms and binding devices. "Quick printing" services are included in the definition of "Business and Consumer Support Services."

**Continuation of Definitions, “P.”**

**Private Residential Recreational Facilities.** A privately-owned, non-commercial recreation facility provided for a residential project or neighborhood residents, including swimming pools and sport court facilities. Does not include golf courses, country clubs, or private sport courts accessory to single-family dwellings.

**Public Recreational and Cultural Facilities.** Facilities owned and operated by public agencies including community centers, libraries, museums, outdoor theatres and similar types of facilities.

**Public Safety Facilities.** Facilities operated by public agencies including fire stations, other fire prevention and fire fighting facilities, police and sheriff substations and headquarters, including interim incarceration facilities.

**Public Utility Facilities.** Fixed-base structures and facilities serving as junction points for transferring utility services from one transmission level to another or to local distribution and service levels. These uses include any of the following facilities that are not exempted from land use permit requirements by Government Code Section 53091:

- Electrical substations and switching stations
- Natural gas regulating and distribution facilities
- Public water system wells, treatment plants and storage
- Telephone switching facilities
- Wastewater treatment plants, settling ponds and disposal fields

These uses do not include office or customer service centers (classified in "Offices"), or equipment and material storage yards.

**Q. Definitions, “Q”.** No definitions of terms beginning with the letter “Q” are used at this time.

**R. Definitions, “R”.**

**Recycling Facilities.** Facilities open to the public for the collection or processing of recyclable material, subject to certification under the California Beverage Container Recycling and Litter Reduction Act, which include the following types of facilities:

- 1. Incidental Small Collection Recycling Facility.** . A use which is incidental to a primary use of property and is established for the acceptance of recyclable materials from the public, occupying less than 500 square feet. Incidental small collection recycling facilities may include the following as defined in this Chapter:
  - a.** One or more single reverse vending machines in a grouping that includes separate containers adjacent to each machine.
  - b.** Recyclable material containers which do not utilize power driven processing equipment.

**Continuation of Definitions, "R."**

2. **Small Collection Recycling Facility.** A use subordinate to and different from the main use of property, which subordinate use is established for the acceptance of recyclable materials from the public, occupies an area no larger than 1200 square feet and which involve no permanent structures. Small collection recycling facilities may include the following as defined in this Chapter:
  - a. One or more bulk reverse vending machines.
  - b. A mobile unit
  - c. Kiosk type units.
3. **Large Collection Recycling Facility.** A collection facility that is larger than 1,200 square feet and is the main use of the property and may include permanent structures. The 1,200 square feet area shall be composed of the cumulative total of all permitted recycling facilities on a site, lot or parcel. The use is established for the acceptance and storage of recyclable materials from the public.
4. **Recyclable Material.** Aluminum, glass, plastic, paper and other items which are intended for remanufacture or reconstitution for the purpose of reuse in an altered or renewed form. Refuse or materials deemed hazardous by the Culver City Fire Chief are expressly excluded from this definition.
5. **Reverse vending machine.** An automated mechanical device which accepts at least one or more types of empty beverage containers and issues a cash refund or a redeemable credit sloop with a value not less than the container's redemption value, as determined by State law. These vending machines may accept aluminum cans, glass and plastic bottles, and other containers
 

A bulk reverse vending machine is a reverse vending machine that is larger than 50 square feet, is designed to accept more than one container at a time, and issues a cash refund based on total weight instead of by container.
6. **Mobile Recycling Unit.** An automobile, truck, trailer, or van used for the collection of recyclable materials, carrying bins, boxes, or other containers.
7. **Recycling Facility, Processing.** A building or enclosed space used for the collection and processing of recyclable materials for efficient shipment, or to an end user's specifications, through baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning, remanufacturing and other methods.

**Research and Development.** Indoor facilities for scientific research, and the design, development and testing of electrical, electronic, magnetic, optical and mechanical components in advance of product manufacturing, that are not associated with a manufacturing facility on the same site. Includes chemical and biotechnology research and development. Does not include computer software companies (see "Offices - Production"), soils and other materials testing laboratories (see "Business Support Services"), or medical laboratories (see "Medical Services – Offices/Clinics").

**Continuation of Definitions, "R."**

**Residential Care Facility.** Facilities providing 24 hour residential, assisted living, social and personal care for children, the elderly, and people with limited ability for self-care. Varying levels of care and supervision are provided. Residential care facilities may include basic services and community space. Includes: board and care homes; children's homes; transitional houses; orphanages; rehabilitation centers; convalescent homes, nursing home and similar facilities. Excludes facilities for persons requiring surgical or other primary medical treatment.

**Retail:**

1. **Artisan Shops.** Retail stores selling art glass, ceramics, jewelry, and other handcrafted items, where the facility includes an area for the crafting of the items being sold.
2. **Building Material Stores.** Retail establishments selling lumber and other large building materials, where most display and sales occur indoors. Includes paint, wallpaper, glass, tile, fixtures, nursery stock, lawn and garden supplies. Includes all these stores selling to the general public, even if contractor sales account for a major proportion of total sales. Includes incidental retail ready-mix concrete operations, except where excluded by a specific zoning district. Establishments primarily selling electrical, plumbing, heating, and air conditioning equipment and supplies to the trade are classified in "Wholesaling and Distribution." Hardware stores are listed in the definition of "General Retail Stores," even if they sell some building materials.
3. **Construction Equipment Sales.** Retail establishments selling or renting heavy construction equipment, including cranes, earth-moving equipment, heavy trucks, etc.
4. **Convenience Stores.** Retail stores of 3,500 square feet or less in gross floor area, which carry a range of merchandise oriented to convenience and travelers' shopping needs. These stores may be part of a service station or an independent facility.
5. **General Retail Stores.** Stores and shops selling lines of merchandise not specifically listed under another use classification. Such types of stores and lines of merchandise include:

|                                   |                                            |
|-----------------------------------|--------------------------------------------|
| Appliances                        | Florists and houseplant stores (indoor)    |
| Art Gallery                       | Furniture and Home Furnishing              |
| Antiques                          | Grocery stores                             |
| Artists' supplies                 | Hardware                                   |
| Bakeries (retail only)            | Hobby materials                            |
| Bicycles                          | Jewelry                                    |
| Books                             | Luggage and leather goods                  |
| Cameras and photographic supplies | Musical instruments, parts and accessories |
| Clothing and accessories          | Newsstands                                 |
| Computer and computer equipment   | Orthopedic supplies                        |
| Consumer Electronics              | Religious goods                            |
| Department stores                 | Small wares                                |
| Drug and discount stores          | Specialty shops                            |
| Collectable items sales           | Sporting goods and equipment               |
| Curio, Gift and souvenir shops    | Stationery                                 |
| Dry goods                         | Toys and games                             |
| Fabrics and sewing supplies       | Variety stores                             |

**Continuation of Definitions, “R.”**

- 6. Pawn Shops.** Retail establishments that accept personal property as collateral for loans, and offer the property for sale to the public.
- 7. Second Hand Stores.** Indoor retail establishments that buy and sell used products, including books, clothing, furniture and household goods. The sale of antiques is included under "Art, Antique, Collectible and Gift Sales." The sale of cars and other used vehicles is included under "Auto, Mobile Home and Vehicle Sales."
- 8. Shopping Center.** A site occupied by a mix of commercial uses that are primarily retail stores, but may also include personal service uses, eating and drinking establishments, or other uses with higher parking requirements, where the businesses share common pedestrian and parking areas.
- 9. Warehouse Retail.** A retail store emphasizing product lines other than groceries, with a sales floor of 40,000 square feet or larger, that typically package and sell products in large quantities or volumes, where products are typically displayed in their original shipping containers. Sites and buildings are usually large and industrial in character. Patrons may be required to pay membership fees.

**S. Definitions, “S”.**

**Schools.** Public and private educational institutions, including:

|                                               |                                                   |
|-----------------------------------------------|---------------------------------------------------|
| Boarding schools                              | High schools                                      |
| Business, secretarial, and vocational schools | Military academies                                |
| Colleges and universities                     | Professional schools (law, medicine, etc.)        |
| Elementary, middle, and junior high schools   | Seminaries/religious ministry training facilities |

Also includes specialized non-degree granting schools offering instruction in:

|                           |                  |
|---------------------------|------------------|
| Art                       | Drama            |
| Ballet and other dance    | Driver education |
| Bartending                | Language         |
| Computers and electronics | Music            |
| Cooking                   |                  |

Also includes facilities, institutions and conference centers that offer specialized programs in personal growth and development, such as fitness, environmental awareness, arts, communications, and management. Does not include pre-schools and child day care facilities (see "Child Day Care Facilities"). See also the definition of “Studios for Art, Dance, Music, Photography, etc.” for smaller-scale facilities offering specialized instruction.

**Senior Citizen Congregate Care Housing.** Senior congregate care housing facilities are multiple-family residential projects reserved for senior citizens, where each dwelling unit has individual living, sleeping and bathing facilities, but where common facilities are typically provided for meals and recreation.

**Setback.** The distance by which the wall of a structure, parking area or other development feature must be separated from a lot line, other structure or development feature, or street centerline. See also “Yard”.

**Continuation of Definitions, “S.”****Signs.**

1. **Background Canopy Area.** The outer surface area of a canopy that is reasonably visible to public view.
2. **Background Wall Area.** The largest rectangular opaque portion of each wall segment within which wall signs are displayed.
3. **Backlit Characters.** That method of sign illumination achieved by concealing the light source between the three-dimensional opaque letters, numbers or other characters of a sign and the solid surface of a building or structure on which the sign characters are mounted that result in the night time perception of a halo around the silhouette of each sign character.
4. **Cabinet Sign.** A sign that contains all the text and/or logo symbols within a single enclosed cabinet and may or may not be illuminated.
5. **Canopy Sign.** A sign displayed on an awning or a canopy.
6. **Changeable Copy Sign.** A sign with a message comprised of letters, numbers, or other characters that are manually or mechanically changed to display different messages.
7. **Construction Sign.** A temporary sign that identifies the names, addresses and telephone numbers of parties directly involved in the business occupancy, construction, design, or financing of pending or in-progress physical improvements to the premises.
8. **Corporate Flag Sign.** A wind-activated flag with a message that is an inherently distinctive logo or trademark for a business.
9. **Decorative Banner and Flag.** A festive permanent graphic display that is made of durable cloth, plastic or similar non-rigid material, and that either displays no message or displays only a predominately pictorial message that does not directly identify or advertise a business on the premises.
10. **Directional Sign.** A sign that identifies to motorists or pedestrians an entry or exit point to or from an adjacent public right-of-way, or to or from various points of passage on or within private property.
11. **Electronic Message Sign.** A sign with a message comprised of letters, numbers, or other characters that are electronically changed to display different messages.
12. **Event Sign.** A sign that identifies, advertises or promotes a special or temporary event.
13. **Freestanding Sign.** A sign that is displayed on and is totally supported by one or more support elements that are on the ground, with no part of the sign attached to a building or similar structure.

**Continuation of Definitions, “S.”**

- 14. Holiday Sign.** A temporary sign or display that is placed in remembrance or celebration of any recognized religious, local, State or Federal holiday.
- 15. Institutional Flag.** A wind-activated flag with a message that is an inherently distinctive symbol for a particular government jurisdiction.
- 16. New Business Sign.** A temporary sign that displays only the name of a new business or a change in the name of an existing business.
- 17. Nonconforming Sign.** Any sign that does not comply with this Title.
- 18. Off-site Sign.** Any sign with a message that does not relate directly to an active use of the premises on which it is displayed.
- 19. On-site Sign.** Any sign with a message that relates directly to an active use of the premises on which it is displayed.
- 20. Parapet Wall Sign.** A wall sign that is located below the top of the parapet line of a building and above the top of the window line of the highest story of the building, and including a sign on a false mansard.
- 21. Public Information.** A message of potential interest to the general public as a whole that includes no business identification, advertising, or promotional information (e.g., time and temperature information).
- 22. Public Information Sign.** A sign that displays only a public information message.
- 23. Real Estate Sign.** A sign that indicates the availability of land or buildings for sale, lease, rent, or other permanent or temporary disposition.
- 24. Sign.** Any emblem, icon, insignia, logo, replica, symbol or trademark that displays a message in lettered, written, numbered, pictorial or any other visually perceptible form, and including the support elements, distinct background area and decorative embellishments thereof. Does not include murals, paintings or other works of art that are not intended to advertise or identify any business or product.
- 25. Sign Copy.** All portions of a sign that display a message.
- 26. Sign Face Area.** The area of a sign that includes copy and distinct background surfaces.
- 27. Support Element.** The structural portion of a sign that secures it to the ground, a building or to another structure.
- 28. Temporary Banner Sign.** A sign that is made of durable cloth, plastic or similar non-rigid material, that displays a business identification, advertising or promotional message, and that is displayed only for a short period of time as regulated in this Chapter.

**Continuation of Definitions, “S.”**

- 29. Theater Marquee Sign.** A sign attached to or made an integral part of the structural canopy of a theater.
- 30. Vertical Clearance.** The distance from the bottom of a sign, but not including the support elements of a freestanding sign, to the average finished grade below, or to the grade of the nearest point of an adjoining public right-of-way with a higher elevation if within 5 feet thereof.
- 31. Wall Sign.** A sign that is displayed on, or is attached to, an exterior wall of a building or structure.
- 32. Window Sign.** A permanent or temporary sign that is displayed on the surface of any glass or glazed material, or that is displayed interior and close enough to a window to be reasonably visible from outside the window.

**Single-Family Dwellings.** A building designed for and/or occupied exclusively by one family. Also includes factory-built, modular housing units, constructed in compliance with the Uniform Building Code (UBC), and mobile homes/manufactured housing on permanent foundations.

**Site.** A parcel or adjoining parcels under single ownership or single control, considered a unit for the purposes of development or other use.

**Site coverage.** The percentage of total site area occupied by structures, and paving for vehicle use. Structure/building coverage includes the primary structure, all accessory structures (e.g., carports, garages, patio covers, storage sheds, trash dumpster enclosures, etc.) and architectural features (e.g., chimneys, balconies, decks above the first floor, porches, stairs, etc.). Structure/building coverage is measured from exterior wall to exterior wall. Pavement coverage includes areas necessary for the ingress, egress, outdoor parking, and circulation of motor vehicles.

**Special Event.** A duly licensed and approved activity of limited duration that is not directly related to an established business on the premises where the event is held, such as a carnival or Christmas tree sales on a vacant or unused lot, or a fundraising activity of a nonprofit organization held on the improved premises of an established business.

**Storage:**

- 1. Warehouse Storage.** Facilities for the storage of furniture, household goods, or other commercial goods of any nature. Includes cold storage. Does not include personal storage facilities offered for rent or lease to the general public. The storage of materials accessory and incidental to a primary use is not considered a land use separate from the primary use.
- 2. Personal Storage Facility.** A structure or group of structures containing generally small, individual, compartmentalized stalls or lockers rented as individual storage spaces and characterized by low parking demand.

**Continuation of Definitions, “S.”**

**Story.** That portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above, then the space between the floor and the ceiling above.

**Street.** A public thoroughfare accepted by the City, which affords principal means of access to abutting property, including avenue, place, way, drive, lane, boulevard, highway, road, and any other thoroughfare except an alley as defined in this Article.

**Street line.** The boundary between a street right-of-way and property.

**Structural alteration.** Any construction or physical change in the supporting members of a structure, such as bearing walls, columns, beams or girders. See also “Alteration.”

**Structure.** Anything constructed or erected, the use of which requires attachment to the ground or attachment to something located on the ground. For the purposes of this Title, the term "structure" includes "buildings."

**Studios for Art, Dance, Music, Photography, etc.** Small-scale facilities, typically accommodating one group of students at a time, in no more than one instructional space. These include facilities for: individual and group instruction and training in the arts; performing arts and production rehearsal; photography, and the processing of photographs produced only by users of the studio facilities; martial arts training studios; and aerobics and gymnastics studios with no other fitness facilities or equipment. Larger facilities are included under the definition of “Schools, Specialized Education and Training.”

**Subdivision.** The division, by any subdivider, of any unit or portion of land shown on the latest equalized Los Angeles County assessment roll as a unit or contiguous units, for the purpose of sale, lease or financing, whether immediate or future. Property shall be considered as contiguous units, even if it is separated by roads, streets, utility easement or railroad rights-of-way. Subdivision includes the following, as defined in Civil Code Section 1351: a condominium project, a community apartment project, or the conversion of five or more existing dwelling units to a stock cooperative.

**Subdivision Map Act, or Map Act.** Division 2, Title 7 of the California Government Code, commencing with Section 66410 as presently constituted, and any amendments to those provisions.

**T. Definitions, “T”.**

**Tandem Parking.** A parking space configuration where two or more parking spaces are lined up behind each other.

**Telecommunications:**

1. **Antenna.** Any system of wires, poles, rods, reflecting discs or similar devices used for the transmission and/or reception of electromagnetic radiation waves, including devices with active elements extending in any direction, and directional parasitic arrays with elements attached to a generally horizontal boom which may be mounted on a vertical support structure.
2. **Building or Roof Mounted.** An antenna mounted on the side or top of a building or another structure (eg. Water tank, billboard, church steeple, freestanding sign, etc.), where the entire weight of the antenna is supported by the building, through the use of an approved framework or other structural system which is attached to one or more structural members of the roof or walls of the building.
3. **Cellular.** An analog or digital wireless communication technology that is based on a system of interconnected neighboring cell sites, each of which contains antennas.
4. **Cellular mobile radio telephone utility facility (facility).** A type of remote communication installation that includes a grouping or series of antennas that transmit, relay, and receive radio waves, together with equipment that is functionally integrated into a communication system, that is located on a cell site that is part of a network for transmission of telephone service.
5. **Co-location.** The locating of wireless communications equipment from more one provider on a single ground-mounted, roof-mounted, or structure-mounted facility.
6. **Dish Antenna.** A parabolic, dish-like antenna which transmits and/or receives electromagnetic waves by line of sight.
7. **Ground-Mounted Antenna.** An antenna the entire weight of which is supported by a manufacturer and/or installer specified and City approved platform, framework, pole or other structural system, which system is affixed directly on or in the ground by a foundation and which system is free-standing, excluding lateral bracing to a building.
8. **Height.** The vertical distance between the highest point of a dish antenna when actuated to its most vertical position and grade below for a ground-mounted dish antenna, and to the roof below for a roof-mounted dish antenna.
9. **Monopole.** A structure composed of a single spire used to support antennas and related equipment.

**Continuation of Definitions, "T."**

- 10. Primary Dish Antenna Facility.** A facility which is the primary use of a site consisting of 1 or more dish antennas, the ancillary structures and electronic equipment necessary to support or operate the antennas, and offices for the business selling transmission services.
- 11. Reasonable Functional Use.** The positioning of a dish antenna which permits substantially unobstructed line of sight with geosynchronous orbiting satellites or microwave dish antennas from or to which the dish antenna receives or transmits electromagnetic waves.
- 12. Satellite Dish Antenna.** An antenna for the home, business or institutional reception of television, data, and other telecommunications broadcasts from orbiting satellites.
- 13. Telecommunications Facilities.** Public, commercial and private electromagnetic and photoelectrical transmission, broadcast, repeater and receiving stations for radio, television, telegraph, telephone, cellular telephone, and data network communications; including commercial earth stations for satellite-based communications. Includes antennas, towers, commercial satellite dish antennas, conduit and equipment structures. Does not include telephone, telegraph and cable television transmission facilities utilizing hard-wired or direct cable connections (see "Pipelines and Utility Lines").

**Temporary Event.** A duly licensed and approved activity of limited duration that is directly related to an established business on the premises where the event is held, such as the outdoor sales of Christmas trees by a supermarket, or a weekend festive promotion for a business that is staged outdoors and that provides complimentary food, music, entertainment or similar attractions to entice public attendance or participation.

**Transit Stations.** Passenger stations for vehicular and rail mass transit systems; includes buses, taxis, railways, etc.

**Triplex.** Attached residential structure under single ownership containing three dwellings.

**U. Definitions, "U".**

**Unit.** See "Dwelling Unit."

**Use.** The purpose for which land or a structure is designed, arranged, intended, occupied, or maintained.

**V. Definitions, "V".**

**Variance.** A discretionary entitlement that may waive or relax the development standards of this Title, in compliance with Chapter 17.550 (Variances and Administrative Modifications).

**Vehicle Sales and Services:** The sales, rental, repair, alteration, restoration, towing, painting, 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. This includes, but it not limited to the following categories:

**Continuation of Definitions, "V."**

1. **Accessories Installation.** Minor facilities that specialize in the addition of supplemental convenience items or devices to vehicles that do not involve the primary operating system of a vehicle (such as motors or transmissions) or structural features (such as body, chassis, or suspension). These establishments provide installation of alarms, stereos, window tinting, etc.
2. **Auto and Vehicle Sales/Rental.** Retail establishments selling and/or renting automobiles, trucks and vans. May also include repair shops and the sales of parts and accessories, incidental to vehicle dealerships. Does not include: the sale of auto parts/accessories separate from a vehicle dealership (see "Auto Parts Sales"); bicycle and moped sales (see "Retail: General Retail Stores"); tire recapping establishments (or "Fueling Stations," which are separately defined).
3. **Auto Parts Sales.** Stores that sell new automobile parts, tires, and accessories. May also include minor parts installation (see "Vehicle Sales and Services"). Does not include businesses dealing exclusively in used parts.
4. **Body/Paint.** Facilities that provide vehicle painting, body, frame, and fender work.
5. **Car Washes.** Permanent, self-service and/or attended car washing establishments, including fully mechanized facilities. May include detailing services. Temporary car washes are fund-raising activities, typically conducted at a service station or other automotive-related business, where volunteers wash vehicles by hand, and the duration of the event is limited to one day. See Chapter 17.520.010 (Temporary Use Permits).
6. **Fueling Stations.** A retail business selling gasoline or other motor vehicle fuels. Does not include repair services that are incidental to fuel services (see "Vehicle and Services: Maintenance/Repair), the storage or repair of wrecked or abandoned vehicles, vehicle painting, body or fender work (see "Vehicle Sales and Services: Body/Paint"), or the rental of vehicle storage or parking spaces. A convenience store (see "Retail: Convenience Store) on the same site as a fueling station is considered a separate land use, and is separately defined.
7. **Impounding/Storage.** Facilities that provide impounding and storage of towed or impounded vehicles. Does not include towing (see "Vehicle Sales and Services: Towing").
8. **Maintenance/Repair.** Repair facilities dealing with vehicles including the installation, replacement, tuning, or maintenance of the various parts, equipment, or operating systems of a vehicle.
9. **Mobile Home and Recreational Vehicle Sales.** Retail establishments selling and/or renting the following new or used vehicles and products:

Boats  
Campers/camper shells  
Golf carts  
Jet skis  
Mobile homes

Motor homes  
Motorcycles  
Snowmobiles  
Travel/recreational trailers  
Other recreational vehicles

**Continuation of Definitions, “V.”**

- 10. Towing.** Facilities that provide vehicle towing. Does not include storage of towed or impounded vehicles (see “Vehicle Sales and Services: Impounding/Storage”).

**W. Definitions, “W”.**

**Warehousing and Distribution.** Facilities for the storage of furniture, household goods, or other commercial goods of any nature. Includes terminal facilities for handling freight and cold storage. Does not include: warehouse, storage or personal storage facilities offered for rent or lease to the general public (see "Storage, Personal Storage Facilities"); and warehouse facilities in which the primary purpose of storage is for wholesaling and distribution (see "Wholesaling and Distribution").

**Wing Wall.** A wall that extends from an exterior building wall; is architecturally integrated into the design of the building to which it is attached and which has the effect of partially or entirely “fencing” an outdoor area.

**Wholesaling and Distribution.** Establishments engaged in selling merchandise to retailers; to industrial, commercial, institutional, farm, or professional business users; to the trade; or to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. Includes such establishments as:

Agents, merchandise or commodity brokers, and commission merchants  
 Assemblers, buyers and associations engaged in the cooperative marketing of farm products  
 Merchant wholesalers  
 Stores primarily selling electrical, plumbing, heating and air conditioning supplies and equipment.

**X. Definitions, “X”.** No specialized terms beginning with the letter “X” are used at this time.

**Y. Definitions, “Y”.**

**Yard.** An area between a lot line and a setback, unobstructed and unoccupied from the ground upward, except for projections permitted by this Title. See Section 17.300.020 (Setback Regulations and Exceptions).

- 1. Front Yard.** An area extending across the full width of the lot between the front lot line and the required setback.
- 2. Rear Yard.** An area extending the full width of the lot between a rear lot line and the required setback.
- 3. Side Yard.** An area extending from the front yard to the rear yard between the nearest side lot line and the required setback.

**Z. Definitions, “Z”.**

**Zoning District.** Any of the residential, commercial, industrial, planned development, special-purpose, or overlay districts established by Article 2 of this Title (Zoning Districts, Allowable Land Uses, and Zone-Specific Standards), within which certain land uses are allowed or prohibited, and certain site planning and development standards are established (e.g., setbacks, height limits, site coverage requirements, etc.).

**Zoning Code.** The Culver City Zoning Code, Title 17 of the Culver City Municipal Code, referred to herein as "this Title".