

**Chapter 12  
GLOSSARY OF TERMS**

**9-12-1: PURPOSE AND ORGANIZATION:**

**9-12-2: GLOSSARY OF TERMS USED IN THIS TITLE:**

**9-12-1: PURPOSE AND ORGANIZATION:**

The purpose of this chapter is to provide definitions for unique terms used throughout this title that are technical or specialized in nature. Where any definition in this chapter may conflict with definitions in other titles of the Lemoore municipal code, the definition herein shall prevail for the purposes of this title. If a word is not defined in this chapter, or in other provisions of the Lemoore municipal code, the most common dictionary definition is presumed to be correct. Terms are organized alphabetically. (Ord. 2012-01, 4-17-2012)

**9-12-2: GLOSSARY OF TERMS USED IN THIS TITLE:**

A. "A" Terms:

A-FRAME SIGN: See definition of Portable Sign.

ABANDONED SIGN: Those signs left after the close of a business and which have not been updated upon occupancy of a new business at the same location or within twelve (12) months of business closure. See section 9-5F-2G, "Abandoned Signs", of this title.

ACCESSORY BUILDING: A detached structure ten (10) square feet in size or greater. Such structures are broken down into one of the following three (3) categories:

1. Fully Enclosed: Structures that are enclosed with walls for at least fifty percent (50%) of the perimeter of the building. These include, but are not limited to, garages, greenhouses, pool houses, sunrooms, workshops, storage sheds, barns, windmills, water towers, and other agricultural outbuildings;
2. Limited/No Enclosure: Structures that are substantially open on all sides (less than 50 percent of the perimeter is enclosed), including:
  - a. With solid roofs: These include, but are not limited to, carports, solid roofed patio covers and gazebos, and lean-tos and similar agricultural outbuildings with solid roof construction; and
  - b. With substantially open roofs: These include trellis patio covers, arbors, pergolas, and similar structures constructed with a latticelike roof structure. For purposes of this definition "substantially open" shall mean a minimum of fifty percent (50%) of the covered area is open to light and air.

ACCESSORY STRUCTURE: A detached structure or building which is subordinate to, and the use of which is subordinate to, and whose use is customarily incidental to, that of the main building, structure, or use on the same or attached/adjacent lot. Accessory structures include accessory buildings, landscape features, pool/spas, deck, and play equipment.

ACCESSORY USE: A land use that is in addition to, secondary and incidental to, and

commonly associated with the primary use.

**ADMINISTRATIVE DECISIONS:** Decisions that require limited interpretation or exercise of policy or legal judgment in evaluating approval criteria because the decision is made according to specific criteria where little to no discretion is involved. Examples include zoning clearance as part of an application for a building permit.

**ADMINISTRATIVE USE PERMIT:** See definition of Use Permit.

**AFFORDABLE RENT:** Monthly housing expenses, including a reasonable allowance for utilities, for rental target units reserved for very low or lower income households, not exceeding the following calculations:

1. Very low income: Fifty percent (50%) of the area median income for Kings County, adjusted for household size, multiplied by thirty percent (30%) and divided by twelve (12).
2. Lower income: Eighty percent (80%) of the area median income for Kings County, adjusted for household size, multiplied by thirty percent (30%) and divided by twelve (12).

**AFFORDABLE SALES PRICE:** A sales price at which lower or very low income households can qualify for the purchase of target units, calculated on the basis of underwriting standards of mortgage financing available for the development.

**ANIMATED SIGN:** Any sign which uses mechanical or electrical movement or change of lighting, either natural or artificial, to depict action or to create visual motion or the appearance thereof.

**ANTENNA:** Any system of wires, poles, rods, reflecting disks, or similar devices used for the transmission or reception of electromagnetic waves when such system is either external to or attached to the exterior of a structure, or is portable or movable. Antennas shall include devices having active elements extending in any direction, and directional beam type arrays having elements carried by and disposed from a generally horizontal boom that may be mounted upon and rotated through a vertical mast or tower interconnecting the boom and antenna support, all of which elements are deemed to be a part of the antenna.

**ANTENNA, AMATEUR RADIO:** Any antenna which is used for the purpose of transmitting and receiving radio signals in conjunction with an amateur radio station licensed by the federal communications commission.

**ANTENNA, BUILDING MOUNTED:** Any antenna directly attached or affixed to a building, tank, tower, or other structure. Building mounted antennas are identified in two (2) distinct categories herein as follows:

1. Wall mounted: Attached or affixed to the elevation of the structure; and
2. Roof mounted: Attached or affixed to the rooftop or top of the structure.

**ANTENNA, DIRECTIONAL (Also Known As A PANEL ANTENNA):** An antenna that transmits and/or receives radio frequency signals in a directional pattern of less than three hundred sixty

degrees (360°).

**ANTENNA, GROUND MOUNTED:** Any antenna with its base (either single or multiple posts) placed directly on the ground or a mast twelve feet (12') or less in height and six inches (6") in diameter.

**ANTENNA, PARABOLIC (Also Known As SATELLITE DISH ANTENNA):** Any device incorporating a reflective surface that is solid, open mesh, or bar configured that is shallow dish, cone, horn, bowl, or cornucopia shaped and is used to transmit and/or receive electromagnetic or radio frequency communication/signals in a specific directional pattern from orbiting satellites or ground transmitters. This definition is meant to include what are commonly referred to as television receive only (TVRO) and satellite microwave antennas.

**APPEAL AUTHORITY:** The identified authority is the designated appeal authority for the application in the event that an appeal is filed pursuant to section 9-2A-8, "Appeals", of this title.

**APPLICANT:** The owner(s) or proponent(s) with a controlling interest in the proposed project and any successors in interest.

**ARCADE:** A continuously covered public space open on the sides, except for structural columns or piers, adjacent to and extending along the facade of a building. The space may be located between the facade and a sidewalk or another public space, or it may replace a sidewalk along a private street where no building setback is present.

**AWNING:** A rooflike cover that projects from the wall of a building for the purpose of shielding a doorway or window from the elements.

**AWNING OR CANOPY SIGN:** A sign that is part of or attached to an awning, canopy, or other material, or structural protective cover over a door, entrance, window, or outdoor service area.

B. "B" Terms:

**BALLOON SIGN:** Any sign that uses blown air or a gas to remain inflated.

**BANNER:** Any sign of lightweight fabric or similar material that is mounted to a pole or a building at one or more edges. Flags shall not be considered banners (see definition of Flag).

**BASE ZONING DISTRICT:** The primary zoning district that applies to a property as listed in chapter 3, "Zoning Districts And Map", of this title.

**BILLBOARD:** A permanent structure sign which is used for the display of off site commercial messages. The permanent structure of the sign constitutes a principal, separate or secondary use, as opposed to an accessory use, of the parcel on which it is located. It is a sign used as advertising for hire (e.g., on which display space is made available to parties, other than the owner or operator of the sign or occupant of the parcel [not including those who rent space from the sign owner, when such space is on the same parcel or is the same development as the sign], in exchange for a rent, fee or other consideration). Billboards are located off site of the location of topic being advertised or identified.

**BUILD-TO LINE:** A distance dimension that delineates the maximum distance from the property line that a front or street side building facade can be placed. A distance other than the number

listed is not allowed.

**BUILDING:** Any structure having a roof, columns, walls, and foundation.

**BUILDING-ATTACHED SIGN:** A sign placed on a wall, awning, canopy, parapet, or a blade bracket. Also see wall sign, canopy sign, window sign, or projecting sign.

**BUILDING HEIGHT:** The vertical distance from the ground to the highest point on the structure. See section 9-5A-2, "Height Limits And Exceptions", of this title for an explanation of how to determine height.

**BUILDING OFFICIAL:** The chief building official of the city of Lemoore.

C. "C" Terms:

**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):** Section 21000 et seq., as amended, of the California Public Resources Code.

**CAN SIGN:** A sign which contains all the text and/or logo symbols within a single enclosed box cabinet that is mounted to a wall or other surface. It specifically does not include the sign cabinet that is part of a freestanding sign.

FIGURE 9-12-2-1  
CAN SIGN



**CHANNEL LETTER SIGN:** A sign made up of individual letters that are independently mounted to a wall or other surface. The "airspace" between the letters is not part of the sign structure but rather the building facade. A logo may also be considered a channel letter provided it is clearly distinguishable from other sign elements.

FIGURE 9-12-2-2  
CHANNEL LETTER SIGN



**CHILDCARE FACILITY:** A facility installed, operated, and maintained for the nonresidential care of children as defined under applicable state licensing requirements for the facility. Such facilities include, but are not limited to, infant centers, preschools, extended daycare facilities, school age childcare centers, or family daycare homes as defined in this title.

**CITY:** The city of Lemoore, California.

**CITY COUNCIL:** The city council of the city of Lemoore, which is the legislative body of the city and which has those duties as provided in chapters 1 and 2 of this title.

**CITY ENGINEER:** The city engineer of the city of Lemoore.

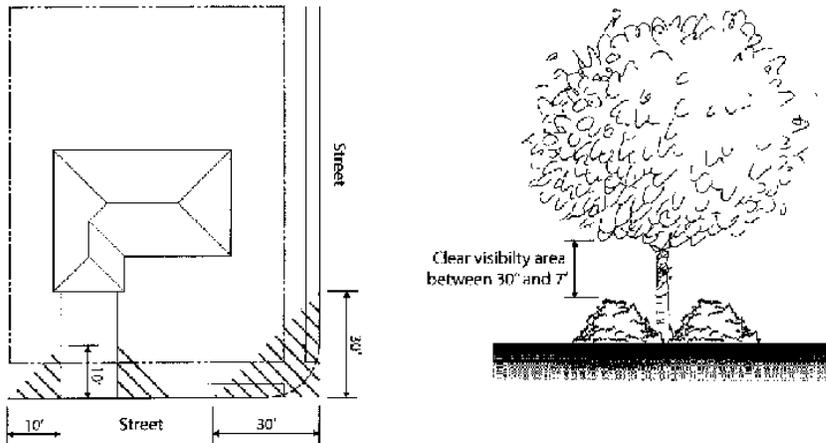
**CITY MANAGER:** The city manager of the city of Lemoore.

**CITY PROPERTY:** Land or other property in which the city of Lemoore holds a present right of possession and control, plus all public rights of way, plus public parks, regardless of ownership. Schools, even if publicly owned or operated, are not within this definition.

**CLEAR VISIBILITY AREA:** A triangular shaped area on corner lots or where driveways exit onto public streets. This area shall be kept unobstructed by any structure or landscape between thirty inches (30") and seven feet (7') above the surface of the public sidewalk as follows:

1. At any corner formed by the intersection of a driveway/alley and street, the cross visibility area shall be a triangle having two (2) sides ten feet (10') long and running along the driveway/alley edge and curb line of street, said length beginning at their intersection and the third side formed by a line connecting the two (2) ends.
2. At any corner formed by the intersecting streets, the cross visibility area shall be a triangle having two (2) sides thirty feet (30') long and running along each curb line, said length beginning at their intersection and the third side formed by a line connecting the two (2) ends.

FIGURE 9-12-2-3  
CLEAR VISIBILITY AREA



#### *Unobstruction*

**COLLOCATION:** A wireless communication facility owned and operated by a communication service provider which is located on the same tower, building, accessory structure, or property as another communication facility owned or operated by a different communication service provider.

**COMMERCIAL VEHICLE:** A motor vehicle used for commercial, industrial, or agricultural purposes and rated more than one ton capacity. Examples of commercial use vehicles include, but are not limited to, tow trucks, flatbed trucks, mobile food preparation vehicles including large trucks converted to food vehicles (e.g., ice cream truck), street sweepers, buses, utility trucks with hydraulic arms or lifts, and tractors and semitrailers, etc.

**COMMISSARY:** A food facility approved by the Kings County public health department that services mobile food vehicles where any of the following occur: 1) food, containers or supplies are stored, 2) food is prepared or prepackaged for sale or service at other locations, 3) utensils are cleaned, and/or 4) liquid and solid wastes are disposed of or potable water is obtained.

**COMMON INTEREST DEVELOPMENT:** As defined in California Civil Code section 1351, means any of the following:

1. A community apartment project;
2. A condominium project;
3. A planned development; and
4. A stock cooperative.

**COMMUNITY APARTMENT PROJECT:** A development in which an undivided interest in land is coupled with the right of exclusive occupancy of any apartment located thereon.

**COMMUNITY NOISE EQUIVALENT LEVEL (CNEL):** Weighted average of sound levels gathered throughout a twenty four (24) hour period.

**CONCERTINA WIRE:** A type of barbed wire or razor wire that is formed into large coils that usually sit atop another type of fencing.

**CONDITIONAL USE PERMIT:** See definition of Use Permit.

**CONDITIONS OF APPROVAL:** Those conditions placed on the approval of a planning permit or entitlement that are reasonable and necessary in order to ensure compliance with this title and to prevent adverse or detrimental impact to the surrounding neighborhood.

**CONDOMINIUM PROJECT:** A development consisting of condominiums. A condominium consists of an undivided interest in common in a portion of real property coupled with a separate interest in space called a 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. The area within these boundaries may be filled with air, earth, or water, or any combination thereof, and need not be physically attached to land except by easements for access and, if necessary, support. The description of the unit may refer to: 1) boundaries described in the recorded final map, parcel map, or condominium plan, 2) physical boundaries, either in existence, or to be constructed, such as walls, floors, and ceilings of a structure or any portion thereof, 3) an entire structure containing one or more units, or 4) any combination thereof. The portion or portions of the real property held in undivided interest may be all of the real property, except for the separate interests, or may include a particular three-dimensional portion thereof, the boundaries of which are described on a recorded final map, parcel map, or condominium plan. The area within these boundaries may be filled with air, earth, or water, or any combination thereof, and need not be physically attached to land except by easements for access and, if necessary, support. An individual condominium within a condominium project may include, in addition, a separate interest in other portions of the real property.

**CONSTRUCTION SIGN:** See subsection 9-5F-2D2d of this title.

**CUSTOM HOME:** A home whose floor plan is only used once in a subdivision.

D. "D" Terms:

**DECK:** An exterior floor supported by posts, piers, or other independent supports. As an accessory structure, a deck is not attached by an adjacent structure (e.g., dwelling).

**DENSITY BONUS:** A density increase over the otherwise maximum allowable residential density under the applicable zoning district and the land use element of the general plan.

**DENSITY BONUS HOUSING AGREEMENT:** A legally binding agreement between a developer and the city to ensure that the requirements of this title are satisfied.

**DENSITY BONUS UNITS:** Those residential units granted pursuant to the provisions of this title which exceed the otherwise maximum residential density for the development site.

**DEVELOPED SITE:** A site that has paved concrete or asphalt parking surfaces and paved ingress and egress as well as landscaping that meets city standards.

**DEVELOPMENT:** A proposed or already constructed building or group of buildings.

**DEVELOPMENT AGREEMENT:** An agreement between the city and a property owner and/or developer for purposes of modifying development rules, regulations, and policies governing permitted uses of land and density, and governing design, improvements, construction standards and specifications, and phasing applicable to development of the property involved in the agreement as provided in sections 65864 through 65869.5, as amended, of the California Government Code.

**DIRECT BROADCAST SATELLITE SERVICE (DBS):** A system in which signals are transmitted directly from a satellite to a small home receiving dish.

**DIRECTIONAL SIGN:** An on site sign containing no commercial message, directing pedestrians or vehicles into or out of driveways, parking areas or other areas of the site on which the sign is located.

**DISTRICT OR ZONE:** A portion of the city within which certain uses of land and buildings are permitted or prohibited, certain yards and other open spaces are required, and certain height limits are established for buildings.

E. "E" Terms:

**ELECTION SIGN:** See subsection 9-5F-2D2h of this title.

**ELECTROMAGNETIC:** An electrical wave propagated by an electrostatic and magnetic field of varying intensity.

**EMPLOYEE:** For purposes of a sexually oriented business, a person who works or performs in and/or for a sexually oriented business, regardless of whether or not said person is paid a salary, wage, or other compensation by the operator of said business.

**ENVIRONMENTAL IMPACT REPORT (EIR):** As defined in section 21061, as amended, of the California Public Resources Code, a detailed report providing information or data relevant to determining the effect a proposed project is likely to have on the environment and ways in which the significant effects of such a project might be minimized.

**EQUIVALENT FINANCIAL INCENTIVE:** A monetary contribution, based upon a land cost per dwelling unit value, equal to one of the following:

1. A density bonus and an incentive(s); or
2. A density bonus, where an incentive(s) is not requested or is determined to be unnecessary.

**ESTABLISHING:** For purposes of a sexually oriented business, establishing shall mean and includes any of the following:

1. The opening or commencement of any business as a new business subsequent to the effective date hereof; or
2. The conversion of any existing business (whether or not a sexually oriented business) to a sexually oriented business, as defined in this chapter, subsequent to the effective date hereof; or
3. The addition of any sexually oriented business, as defined in this chapter, to any other existing sexually oriented business; or
4. The relocation of any sexually oriented business.

**ESTABLISHMENT:** Any nonresidential use of land involving structures, as defined in the building code, and the presence of human beings during normal hours of operation. By way of example and not limitation, this definition includes businesses, factories, farms, schools, hospitals, hotels and motels, offices, and libraries, but does not include power transformer or other utility facilities at which human beings are usually not present, single-family homes, mobilehomes, residential apartments, residential care facilities, or residential condominiums.

F. "F" Terms:

**FENCE AND/OR WALL:** A vertical structure used to prevent the passage of people and animals or obstruct views, air, or light. This does not include structures or portions of structures designed to support a roof, awning, or other horizontal structure, such as the wall of a building. Wing walls or other extensions of a building wall that do not support the building shall be included in the definition of a fence for purposes of this title.

**FINAL AUTHORITY:** The identified authority is the designated approving authority for the application.

**FLAG:** Any fabric or bunting containing distinctive colors, patterns, or design that displays the symbol(s) of a nation, state, local government, company, organization, belief system, idea, or other meaning.

**FLOOR AREA RATIO (FAR):** The ratio between gross floor area of the primary structure(s) on a site and gross site area. It includes all occupiable floors of a building, making it a three-dimensional unit of measure. For example, a multi-story building with a total floor area of one hundred thousand (100,000) square feet on a fifty thousand (50,000) square foot lot will have a FAR of 2.0.

**FOOT-CANDLE:** A unit of illumination produced on a surface, all points of which are one foot (1') from a uniform point of one candle.

**FORM BASED ZONING:** Provides a method of regulating development to achieve a desired urban form characterized by a uniform street and circulation system, building typologies, and street frontage requirements. Form based provisions address the relationship between building facades and the public realm (e.g., streets and sidewalks), the form and mass of buildings, and the size, character, and type of streets and blocks.

**FREESTANDING SIGN:** A permanent sign that is self-supporting in a fixed location and not attached to a building. A freestanding sign can be connected or attached to a sign structure or

wall that is not an integral part of a building. Freestanding signs include, but are not limited to, monument signs and pylon signs.

**FULL SHIELDING:** A technique or method of construction where the fixture completely conceals and recesses the light source from all viewing positions except those positions permitted to receive illumination.

**G. "G" Terms:**

**GARDEN STRUCTURE:** A detached decorative structure that is placed outside of any other structure. Such features are sometimes used in conjunction with plant materials for aesthetic enhancement. This definition includes trellises and vertical lattice structures less than ten (10) square feet in size, statues, fountains/water features, and similar features.

**GAS PRICING SIGNS:** Any sign identifying the brand, types, octane rating, etc., of gasoline for sale, as required by state law.

**GATEWAY ENTRY SIGNS:** A sign located at a major entrance into the city as described in the general plan.

**GENERAL PLAN AMENDMENT:** A planning process for approving an amendment to the general plan of the city of Lemoore, including the land use map.

**GLARE:** Light emitting from a luminaire with an intensity great enough to reduce a viewer's ability to see and, in extreme cases, causing momentary blindness.

**GOVERNMENTAL SIGN:** Any temporary or permanent sign erected and maintained by or required by the city of Lemoore, the county of Kings, state of California, or federal government for the purpose of providing official governmental information to the general public, including, but not limited to, traffic direction, city entrance, or for designation of direction to any school, hospital, historical site, or public service, property, or facility.

**GRADE:** The lowest point of elevation of the finished surface of the ground.

**GRADE, EXISTING:** The natural grade in place prior to the preparation of property for development.

**GRADE, FINISH:** The final contour of the ground surface of a site that conforms to the approved grading plan.

**H. "H" Terms:**

**HIGHWAY ORIENTED SIGN:** A freestanding sign structure with multi-tenant identification located within one thousand feet (1,000') of a state highway and which is not considered a "billboard".

**HIGHWAY ORIENTED SIGN PERMIT:** That discretionary permit for the approval of commercial signs that are oriented to the highway as defined in this title.

**HOME OCCUPATION PERMIT:** A permit for the operation of a home occupation.

HOME OCCUPATION SIGN: A sign located at a residence advertising a business or profession legally conducted in the residence.

HOUSING COST: The sum of actual or projected monthly payments for all of the following associated with for sale target units: principal and interest on a mortgage loan, including any loan insurance fees, property taxes and assessments, fire and casualty insurance, property maintenance and repairs, homeowner association fees, and a reasonable allowance for utilities. Adjustments should be made as necessary for down payment assistance.

HOUSING DEVELOPMENT: One or more groups of projects for residential units planned for construction in the city. It includes a subdivision or common interest development as defined in section 1351 of the Civil Code, residential units or unimproved residential lots, the rehabilitation of existing multi-family dwellings where the rehabilitation would result in a net increase in available units, and the conversion and rehabilitation of an existing commercial building to residential use.

I. "I" Terms:

INCENTIVE AND CONCESSION: Such regulatory concessions as specified in subdivision (I) of Government Code section 65915 which include, but are not limited to, the following:

1. The reduction of site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California building standards commission including, but not limited to, a reduction in setback and square footage requirements and in the ratio of vehicular parking spaces that would otherwise be required that results in identifiable financially sufficient and actual cost reductions;
2. Approval of mixed use zoning in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other land uses are compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located;
3. Direct financial assistance; and/or
4. Other regulatory incentives or concessions which result in identifiable cost reductions or avoidance.

INCIDENTAL SIGN: A sign, emblem, or decal informing the public of goods, facilities, or services available on the premises, including, but not limited to, restrooms, phones, credit cards, or hours of business.

J. "J" Terms: Reserved for future use.

K. "K" Terms:

KIOSK SIGN: A freestanding sign structure that provides removable panel inserts that each contain directional information. A kiosk is located off site from the location it is providing information to.

**KITCHEN:** A room or space within a building used or intended to be used for the cooking or preparation of food, which includes at a minimum:

1. A stove, oven, range top, or provisions for future installation of a stove, oven, or range top including a two hundred twenty (220) volt outlet or gas piping stub-out; and
2. At least one of the following:
  - a. A dishwasher, or
  - b. A kitchen sink that meets the definition of a "kitchen, domestic sink" with a drainage fixture unit value of two (2.0) as described in the California plumbing code, as now existing or hereafter amended. A microwave alone shall not constitute a stove, oven, or range top for the purposes of this definition.

L. "L" Terms:

**LANDSCAPE WALL:** A wall of stone, brick, block, wood, or similar material used to retain soil for purposes of creating a landscape area raised above the finish grade of the lot. A landscape wall does not function as a "retaining wall" as defined by this title.

**LEGISLATIVE DECISIONS:** Decisions that must be made by the city council. Legislative land use decisions apply to the general population and prescribe policy and require the greatest amount of discretion and evaluation of subjective approval criteria. A public hearing is required.

**LIGHT POLLUTION:** Artificial light that causes a detrimental effect on the environment, astronomical research, or enjoyment of the night sky or causes undesirable glare or unnecessary illumination of adjacent property.

**LIGHT TRESPASS:** The shining of light produced by a luminaire beyond the boundaries of the property on which it is located.

**LOOP OUT LOT:** A lot along the outside curve (or knuckle) of two (2) intersecting streets where one street curves into another to form a two-way intersection.

**LOT:** A parcel of land shown on a subdivision map, parcel map, certificate of compliance, or a record of survey map or described by metes and bounds and recorded in the office of the county recorder of Kings County; a part of a single parcel of land when such part is used as though a separate lot for all purposes and under all of the requirements of this title; and includes two (2) or more abutting lots when combined and used as though a single lot. Types of lots include the following (see figure 9-12-2-4 of this definition):

**Lot, Corner:** A lot situated at the intersection of two (2) or more public streets having an angle of intersection of not more than one hundred thirty five degrees (135°).

**Lot, Flag Or Corridor:** A parcel of land shaped like a flag; the staff (access corridor) is a narrow strip of land providing vehicular and pedestrian access to the street with the bulk of the property lying to the rear of other lots.

**Lot, Interior:** A lot other than a corner lot or reverse corner lot.

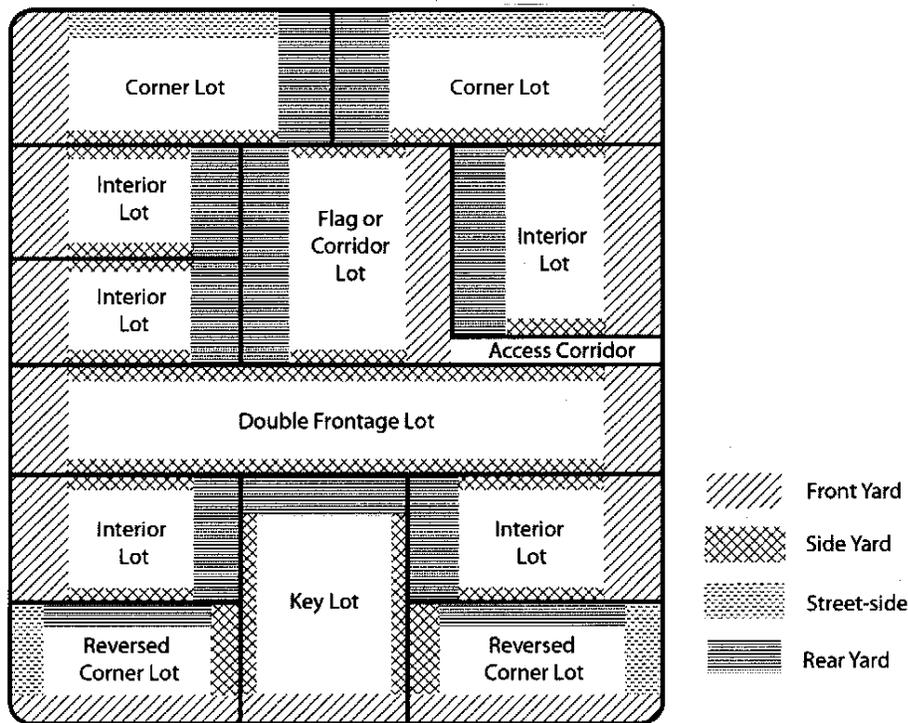
Lot, Key: The first lot to the side of a reversed corner lot, whether or not separated by an alley.

Lot, Reverse Corner: A corner lot, the street side of which is substantially a continuation of the front lot line of the lot upon which it rears.

Lot, Through Or Double Frontage: A lot having a frontage on two (2) parallel or approximately parallel streets.

FIGURE 9-12-2-4  
LOT TYPES

**Comment [SB1]:** The reverse corner lots are not drawn correctly in this figure. Change.



LOT AREA: The total horizontal area within the lot lines of a lot.

LOT COVERAGE: That portion of a lot or building site which is occupied by any building or structure, including uncovered paved areas, walks, and swimming pools, regardless of whether said building or structure is intended for human occupancy. It is a ratio or percentage of the site encumbered by structures that only looks at the footprint of structures relative to the lot, making it a two-dimensional unit of measure.

LOT DEPTH: The horizontal distance between the front and rear lot lines measured on the longitudinal centerline.

LOT FRONTAGE: The portion of a property that abuts one side of a public street which allows access to the property.

LOT LINE, FRONT: In the case of an interior lot, a line separating the lot from the street; in the case of a corner lot, a line separating the narrowest street frontage of the lot from the street. In the case of a flag lot, it shall be the property line that abuts the access corridor (see figure 9-12-2-5 of this definition). In the case of lots along cul-de-sacs, loop outs (elbows), or other similar roadways where the property does not comply with the minimum frontage requirements of this title, the front lot line for purposes of determining setbacks shall be measured from an imaginary line drawn parallel to the property line along the street and with a minimum length equal to the minimum frontage (see figure 9-12-2-6 of this definition).

**Comment [SB2]:** This goes beyond defining a front lot line and starts describing how to measure them. That is also be done in Section 9-5A-3. Move there.

**Comment [SB3]:** Does the Commission want to redcue the front yard setback area for flag lots?

FIGURE 9-12-2-5  
FLAG LOT

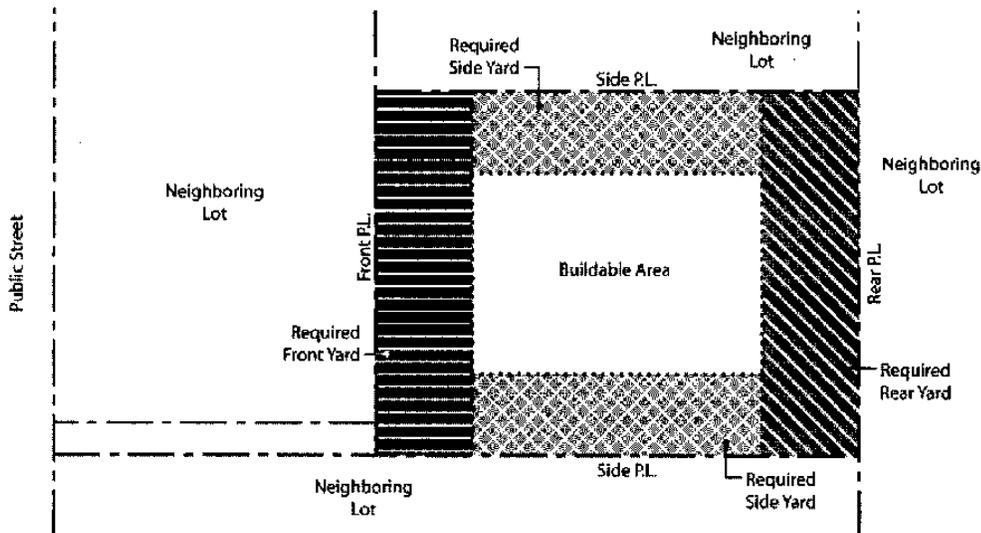
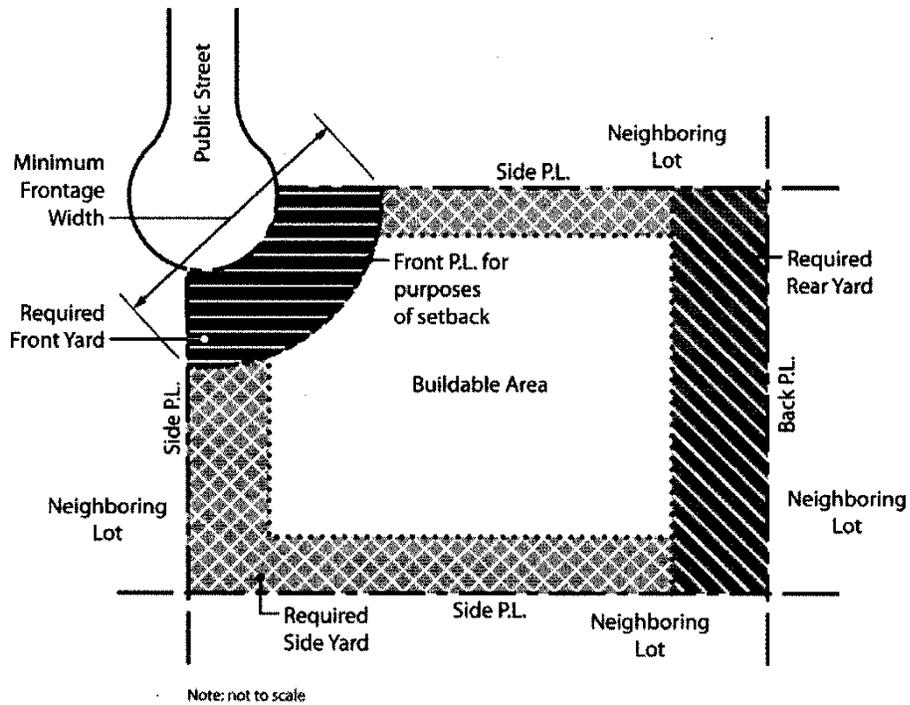
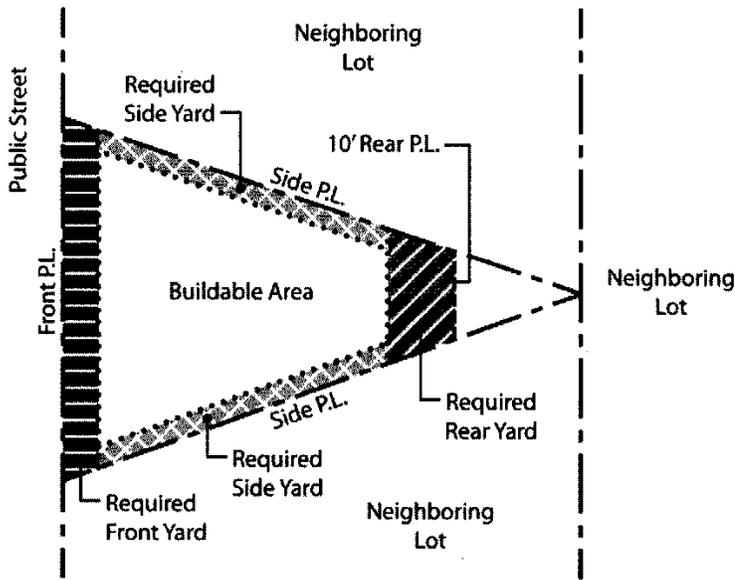
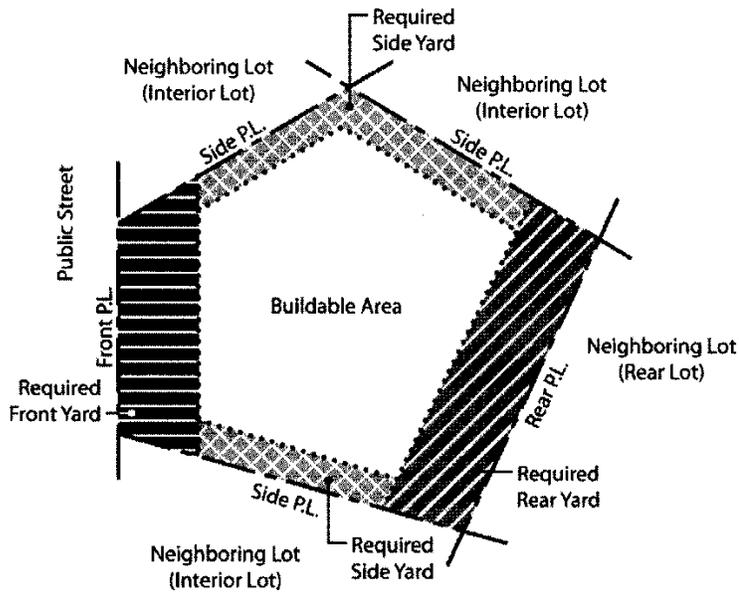


FIGURE 9-12-2-6  
CUL-DE-SAC, ELBOW, AND SIMILAR LOTS



LOT LINE, REAR: A lot line which is opposite and most distant from the front lot line and, in case of an irregular, triangular, or gore shaped lot, a line ten feet (10') in length within the lot, parallel to and at the maximum distance from the front lot line (see figure 9-12-2-7 of this definition).

FIGURE 9-12-2-7  
IRREGULAR AND CONVERGING LOTS



Note: not to scale

LOT LINE, SIDE: Any lot boundary line not a front lot line or a rear lot line.

LOT LINE, STREET SIDE: A side lot line that abuts a public street.

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.

LOWER INCOME HOUSEHOLD: Households whose income does not exceed the lower income limits applicable to Kings County (less than 80 percent of median adjusted for household), as published and periodically updated by the state department of housing and community development pursuant to Health And Safety Code section 50079.5

LUMINAIRE: A complete lighting unit consisting of a light source and all necessary mechanical, electrical, and decorative parts. The pole, post, or bracket is not considered a part of the luminaire.

M. "M" Terms:

MARQUEE OR CHANGEABLE COPY SIGN: A sign, or portion thereof, with characters, letters, or illustrations that can be changed or rearranged manually without altering the face or surface of the sign. A sign on which the message or characters change more than twelve (12) times per day shall be considered an animated sign and not a changeable copy sign for purposes of this title.

FIGURE 9-12-2-8  
MARQUEE OR CHANGEABLE COPY SIGN



**MASTER HOME PLAN:** A home plan where the plan/home is being used multiple times within a single subdivision. Includes all variants of the same (or mirrored) floor plan where the exterior design has been altered to reflect a different architectural style but the interior floor plans are substantially the same.

**MAXIMUM RESIDENTIAL DENSITY:** The maximum number of residential units permitted by the city's general plan land use element and the applicable zoning district at the time of application.

**MENU/ORDER BOARD SIGN:** A sign installed in a drive-through facility and oriented so as to be visible primarily by drive-through customers.

**MINOR DEVIATION:** A planning permit allowing flexibility in project design with regard to specific development standards by allowing deviations not to exceed ten percent (10%) in building height, setback, lot coverage, and parking.

**MITIGATED NEGATIVE DECLARATION:** As defined in section 21064.5 of the California Public Resources Code, a negative declaration prepared for a project when the initial study has identified potentially significant effects on the environment, but

1. Revisions in the project plans or proposals made by, or agreed to by, the applicant before the proposed negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effect on the environment would occur, and
2. There is no substantial evidence in light of the whole record before the public agency that the project, as revised, may have a significant effect on the environment.

**MODERATE INCOME HOUSEHOLD:** Households whose income does not exceed the moderate income limits applicable to Kings County (80 to 120 percent of median adjusted for household), as published and periodically updated by the state department of housing and community development pursuant to Health And Safety Code section 50093.

**MONUMENT SIGN:** A sign constructed upon a solid appearing base or pedestal (typically stone, brick, or concrete), the total width of which is at least fifty percent (50%) of the overall height of the sign.

FIGURE 9-12-2-9  
MONUMENT SIGN



MOVING SIGN: Any sign of which all or any part thereof revolves or moves in any fashion whatsoever.

N. "N" Terms:

NEGATIVE DECLARATION: As defined in section 21064 of the California Public Resources Code, a written statement briefly describing the reasons that a proposed project will not have a significant effect on the environment and does not require the preparation of an environmental impact report.

**Comment [SB4]:** Remove. This is defined in State law.

NOISE: Sound of any kind.

NONCONFORMING STRUCTURE: A structure (including signs) which is not permitted under the provisions of this title (or any amendments thereto) but was legally in place, with licenses and permits in current status, at the effective date of the ordinance codified in this chapter or any subsequent ordinance.

NONCONFORMING USE: A use which is not permitted under the provisions of this title (or any amendments thereto) but was legally in place, with licenses and permits in current status, at the effective date of the ordinance codified in this chapter or any subsequent ordinance.

NONIONIZING ELECTROMAGNETIC RADIATION (NIER): Electromagnetic radiation primarily in the visible, infrared, and radio frequency portions of the electromagnetic spectrum.

NONRESTRICTED UNIT: All units within a housing development excluding the target units.

NOTICE OF DETERMINATION, CEQA: As defined in section 15373 of title 14 of the California Code Of Regulations, a brief notice to be filed by a public agency after it approves or determines to carry out a project which is subject to the requirements of CEQA.

**Comment [SB5]:** Remove. This is defined in State law.

NOTICE OF EXEMPTION: As defined in section 15374 of title 14 of the California Code Of Regulations, a brief notice which may be filed by a public agency after it has decided to carry out or approve a project and has determined that the project is exempt from CEQA as being ministerial, categorically exempt, an emergency, or subject to another exemption from CEQA.

**Comment [SB6]:** Remove. This is defined in State law.

NUDE, NUDITY, OR STATE OF NUDITY: The appearance or showing of the human bare buttock, anus, male genitals, female genitals, areola or nipple of the female breast, pubic hair, or pubic region.

O. "O" Terms:

ODOR: Fumes emitted that are perceptible without instruments by a reasonable person at the lot line of the site.

OFFICIAL ZONING INTERPRETATION: The process for clarification of ambiguity in the regulations of this title in order to provide consistent interpretation and application. See section 9-2B-8, "Official Zoning Interpretation", of this title.

OPEN VIEW FENCING: Fencing that does not create a solid visual barrier, such as wrought iron or tubular steel.

**OVERLAY ZONING DISTRICT:** That/those supplemental zoning district(s) that apply to a property in addition to the base zoning district as listed in chapter 3, "Zoning Districts And Map", of this title.

P. "P" Terms:

**PARKING FACILITY:** A public or shared parking lot.

**PARTICULATE MATTER AND AIR CONTAMINANTS:** Smoke, sulfur compounds, dust, soot, carbon, noxious acids, gases, mist, odors, or particulate matter, or other air contaminants or combination which exceed any local, state, or federal air quality standards or which might be obnoxious or offensive to anyone residing or conducting business either on site or abutting the subject site. Particulate matter shall not be discharged into the atmosphere in excess of the standards of the federal environmental protection agency, the California air resources board, or the San Joaquin Valley air pollution control district.

**PASEO:** A public space that is located within a block's interior and that connects two (2) streets that are parallel or within forty five degrees (45°) of being parallel to each other.

**PEDESTRIAN PATHWAYS:** The infrastructure that provides a safe pedestrian circulation system throughout the development site that minimizes the conflict between pedestrians and vehicular traffic at all points, including parking areas and building access points.

**PENNANT:** Any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, attached to a rope, wire, or string, usually in a series, designed to move in the wind and attract attention.

**PERMANENT SIGN:** A sign that is entirely constructed out of durable materials, is fixed in place, and is intended to exist for more than thirty (30) days.

**PERSONS AND FAMILIES OF MODERATE INCOME:** Households whose income does not exceed the moderate limits applicable to Kings County (80 to 120 percent of median adjusted for household), as published and periodically updated by the state department of housing and community development pursuant to section 50093 of the California Health And Safety Code.

**PLANNED DEVELOPMENT:** A development (other than a community apartment project, a condominium project, or a stock cooperative) having either or both of the following features:

1. The common area is owned either by an association or in common by the owners of the separate interests who possess appurtenant rights to the beneficial use and enjoyment of the common area.
2. A power exists in the association to enforce an obligation of an owner of a separate interest with respect to the beneficial use and enjoyment of the common area by means of an assessment which may become a lien upon the separate interests in accordance with section 1367 or 1367.1 of the Civil Code.

**PLANNED UNIT DEVELOPMENT:** A planning process for the review of development looking at the diversity in the relationship between buildings and open spaces.

**PLANNING AGENCY:** The planning agency of the city of Lemoore as required by section 65100

of the California Government Code, including the planning director, city manager, planning commission, and city council.

**PLANNING COMMISSION:** Pursuant to section 65101 of the California Government Code, the planning commission of the city of Lemoore as established in title 2, chapter 1 of the municipal code and assigned the duties as provided in chapters 1 and 2 of this title.

**PLANNING DIRECTOR:** The planning director of the city of Lemoore, who oversees, manages, and directs the efforts of the planning department.

**PLAY EQUIPMENT:** Any structure used for recreational purposes including play structures, jungle gyms, and swings, as defined in the California building code.

**POLE SIGN:** An on site freestanding sign, supported by a sign structure from the ground which identifies businesses located on the same parcel or in the same development on which the sign is located. Pole signs are supported by one or more metal or wood posts, pipes, or other vertical supports. When the support structure is not integrated into the overall design of the sign, these are prohibited in all districts.

**POOL/SPA:** As defined in the city adopted building code, any structure intended for swimming or recreational bathing that contains water over eighteen inches (18") deep. This includes inground, aboveground, and on ground swimming pools, hot tubs, and spas. Also includes incidental equipment and housing (e.g., pumps, heating equipment, etc.).

**PORTABLE SIGN:** Any sign that is not permanently attached to a building or to the ground and may be easily moved. Portable signs are often configured with an A-frame or T-frame.

FIGURE 9-12-2-10  
PORTABLE SIGN



**PREPARED FOOD:** Food sold at retail that, prior to such sale, is washed, cooked, or combined or otherwise prepared at the vending facility.

**PREZONING:** A zoning designation, formally adopted by the city, that applies to property outside of the existing limits in advance of annexation of the area into the city. The zoning districts applied through a prezoning do not take effect until the annexation is approved and

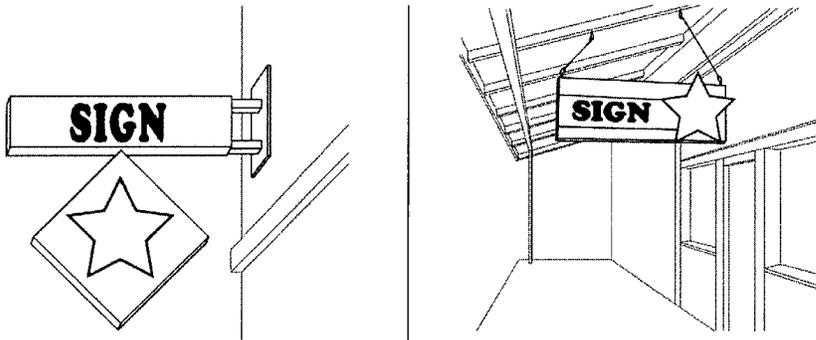
recorded by the Kings County local agency formation commission.

**PRIMARY BUILDING FRONTAGE:** The building frontage that faces the street. In cases where a building has more than one street frontage, or where a business has no building frontage facing a street, the building frontage with the primary business entrance shall be considered the primary building frontage.

**PRIMARY USE:** The main purpose for which a site is developed and/or used, including the activities that are conducted on the site a majority of the hours during which activities occur. A site may have more than one primary use.

**PROJECTING SIGN:** A sign that projects perpendicular from a structure (bracket sign) or is hung beneath a canopy (blade sign).

FIGURE 9-12-2-11  
PROJECTING SIGNS



**PROPERTY LINE:** See definitions of Lot Line.

**PUBLIC FORUM:** Public parks, sidewalks which are connected to the city's main pedestrian circulation system, and the pedestrian area immediately surrounding city hall (not including the interior thereof). In consultation with the city attorney, the city shall interpret this phrase in light of relevant court decisions.

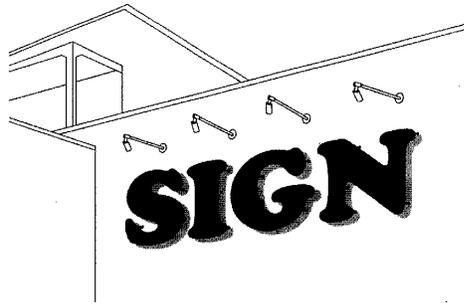
**PUBLIC HEARING:** A meeting held by the designated approving authority (i.e., the planning commission or city council) that is open to the public and at which the approving authority transparently deliberates a planning permit or entitlement and accepts testimony from the public as required by the provisions of this title or state statute. During a public hearing, the applicant for a project and all other persons shall have the right to be represented, provide testimony, and present evidence. Following the completion of testimony at a public hearing, action shall be taken by the approving authority to approve, conditionally approve, deny, continue, or take under advisement the subject of the public hearing. The public shall be provided with advance notice of all public hearings in compliance with state law, as applicable. See section 9-2A-6, "Public Notice, Hearings, And Decisions", of this title for more information.

**Comment [SB7]:** Remove. This much detail is not needed.

**PUSHPIN LETTER SIGN:** A sign comprising individual letters that are independently mounted to a wall or other surface. Such sign may be illuminated by an external light source, such as

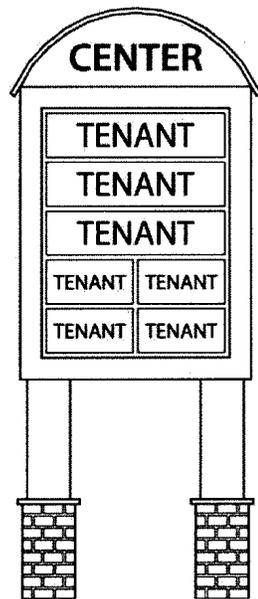
pendant lighting. The "airspace" between the letters is not part of the sign structure but rather the building facade.

FIGURE 9-12-2-12  
PUSHPIN LETTER SIGN



**PYLON SIGN:** An on site freestanding sign, supported by a sign structure from the ground which identifies businesses located on the same parcel or in the same development on which the sign is located. Pylon signs are designed such that the support structure and the sign face are designed as one architecturally unified and proportional element. Also see definitions of Monument Sign and Pole Sign.

FIGURE 9-12-2-13  
PYLON SIGN



Q. "Q" Terms:

**QUALIFYING HOUSING DEVELOPMENT:** A housing development where the applicant or developer of the housing development agrees to provide one or more of the following:

1. At least ten percent (10%) of the total units of the housing development as target units affordable to lower income households;
2. At least five percent (5%) of the total units of the housing development as target units affordable to very low income households;
3. At least ten percent (10%) of the total dwelling units in a common interest development project<sup>1</sup> or in a planned development<sup>2</sup> for persons of moderate income; or
4. Senior citizen housing.

**QUALIFYING SENIOR RESIDENT:** Senior citizens or other persons eligible to reside in a senior citizen housing development.

**QUASI-JUDICIAL DECISIONS:** Decisions typically involving some level of discretion or policy determination on the part of the approving authority's action and involve making a set of findings as part of the approval process. A public hearing is held, evidence is weighed, and conclusions are drawn. The approving authority uses this information as the basis for their decision.

R. "R" Terms:

**REAL ESTATE SIGN:** See subsection 9-5F-2D2e of this title.

**REASONABLE ACCOMMODATION:** As required by law, means a planning permit that provides a process for individuals with disabilities to make requests for reasonable accommodation for relief from the various land use, zoning, or rules, policies, practices, and/or procedures of the city.

**RECOMMENDING AUTHORITY:** The identified authority makes a recommendation on the application to another body.

**RECREATIONAL VEHICLE (RV):** An enclosed piece of equipment dually used as both a vehicle and a temporary travel home. Travel trailers are included under this definition. RVs are intended for everything from brief leisure activities, such as vacations and camping, to full time living.

**RETAINING WALL:** A wall constructed as part of the development of the site through the issuance of a grading permit or as part of a roadway improvement project that is designed and engineered to retain soil for purposes of soil stabilization.

**REVERSE CHANNEL LETTER SIGN:** A sign comprising individual letters that are independently mounted to a wall or other surface, with lights mounted behind the letters that face the wall behind. Lights illuminate the space around the channel letters rather than the channel letters themselves, creating a "reverse" lighting effect (e.g., halo effect). The "airspace" between the letters is not part of the sign structure but rather the building facade.

FIGURE 9-12-2-14  
REVERSE CHANNEL LETTER SIGN



**REZONING:** A planning permit that changes the zoning designation on a piece of property within the city as recorded on the zoning map.

**RIGHT OF WAY LINE:** The future right of way line or plan lines of any highway or street as shown on the current circulation plan of the city's general plan.

**ROOFLINE:** Either the top of a parapet of a building or, in the case of a building with a shed roof, the bottom of the eave.

S. "S" Terms:

**SATELLITE EARTH STATION:** A facility consisting of more than a single satellite dish or parabolic antenna that transmits to and/or receives signals from an orbiting satellite.

**SENIOR CITIZEN HOUSING DEVELOPMENT:** A residential development developed, substantially rehabilitated, or substantially renovated for senior citizens that has at least thirty five (35) dwelling units and complies with the requirements of section 51.3 of the California Civil Code.

**SETBACK:** The minimum distance between a structure and a property line of the lot, measured at a right angle from the designated property line.

**SEXUALLY ORIENTED MATERIALS:** Any physical object or visual image, however stored, recorded, or manifested, that is offered for sale, rental, or viewing and that simulates, depicts, or describes specified anatomical areas or that is offered for sale or rental for use in specified sexual activities (other than condoms sold in conformity with laws otherwise applicable).

**SHIELDING:** A technique or method of construction to block the light from illuminating certain distant surfaces.

**SIGN:** Any device, structure, fixture, or placard displaying graphics, symbols, and/or written copy for the primary purpose of communicating with the public. Notwithstanding the foregoing, the following do not fall within the definition of a sign:

1. Interior signs. Signs or other visual communicative devices that are located entirely within a building or other enclosed structure or site which is not visible from the exterior thereof, or located at least three feet (3') from the window on the interior of the structure.
2. Architectural features. Decorative or architectural features of buildings (not including lettering, trademarks or moving parts).
3. Symbols embedded in architecture. Symbols of noncommercial organizations or concepts including, but not limited to, religious or political symbols, when such are permanently integrated into the structure of a building; the definition also includes foundation stones and cornerstones.
4. Personal appearance. Items or devices of personal apparel, decoration or appearance, including, but not limited to, tattoos, makeup, wigs, costumes, and masks (but not including commercial mascots).
5. Manufacturers' marks. Marks on tangible products that identify the maker, seller, provider or product, and which customarily remain attached to the product even after sale.
6. Fireworks, candles, and artificial lighting. The legal use of fireworks, candles and artificial lighting not otherwise regulated by this title.
7. Mass transit graphics. Graphic images mounted on trains or duly licensed mass transit vehicles that legally pass through the city.
8. Vehicle and vessel insignia. As shown on street legal vehicles and properly licensed watercraft: license plates, license plate frames, registration insignia, noncommercial messages, messages relating to the business of which the vehicle or vessel is an instrument or tool (not including general advertising) and messages relating to the proposed sale, lease or exchange of the vehicle or vessel.
9. Newsracks and newsstands.
10. Shopping carts and golf carts.
11. Vending machines that do not display off site commercial messages or general advertising messages.
12. Graphic images that are visible only from above, such as those visible only from airplanes or helicopters, but only if not visible from the street surface or public right of way.
13. Holiday and cultural observance decorations that are on display for not more than forty five (45) calendar days per year (per parcel or use) and which do not include commercial advertising messages.

**Comment [SB8]:** Move this out of definitions and into the sign ordinance (Ch 5F)

**SIGN FACE:** That area or portion of a sign on which copy is intended to be placed.

**SIGN PROGRAM:** A written description of the signs for new multi-tenant shopping centers, office parks, and other multi-tenant, mixed use, or otherwise integrated developments of three (3) or more separate tenants/uses that share buildings, public spaces, landscape, and/or

parking facilities.

**SIGNIFICANT OR SUBSTANTIAL PORTION:** For purposes of a sexually oriented business, significant or substantial portion shall mean that fifteen percent (15%) or more of interior floor space or display space is devoted to depiction of specified sexual activities or sexually oriented materials, or that fifteen percent (15%) or more of actual stock in trade regularly displayed and immediately available for use, rental, purchase, viewing or perusal is comprised of "sexually oriented materials", as defined in this section.

**SIMILAR USE DETERMINATION:** A formal action to determine whether or not a proposed use is similar to a permitted or conditionally permitted use and whether such proposed use may be permitted in a particular zoning district. See section 9-2B-7, "Similar Use Determination", of this title.

**SITE PLAN AND ARCHITECTURAL REVIEW:** That process for the review of the design and layout of new development in the city to ensure that it is consistent with the regulations of this title and will not result in a detriment to the city or the environment.

**SPECIAL NEEDS POPULATION:** Persons identified as having special needs related to any of the following:

1. Mental health;
2. Physical disabilities;
3. Developmental disabilities, including, but not limited to, mental retardation, cerebral palsy, epilepsy, and autism;
4. The risk of homelessness; or

Persons eligible for mental health services funded in whole or in part by the mental health services fund, created by section 5890 of the Welfare And Institutions Code.

**SPECIFIC PLAN:** A specific plan for the implementation of the city's general plan as provided in section 65450 of the California Government Code.

**SPECIFIED ANATOMICAL AREA:** Shall mean and includes any one or more of the following:

1. Less than completely and opaquely covered human genitals, pubic region, buttocks, anus, or female breast below the top of the areola; or
2. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

**SPECIFIED SEXUAL ACTIVITY:** Shall mean and includes, without limitation, any of the following:

1. Fondling, including:

- a. The fondling or other intentional touching of one's own or another's human genitals, pubic region, pubic hair, perineum, anus, or female breast, whether the person so touched is nude, seminude, or clothed or covered; or
- b. The fondling or other intentional touching of the buttock of any nude or seminude person; or
2. Sex acts, normal or perverted, actual or simulated, whether the actor or actors is or are nude, seminude, or clothed or covered, including actual or simulated vaginal intercourse, anal intercourse, oral copulation, sodomy, oral-anal copulation, bestiality, flagellation or masochism or torture in the context of a sexual act, anilingus, buggery, coprophagy, coprophilia, cunnilingus, fellatio, necrophilia, pederasty, pedophilia, or sapphism; or
3. Whether the actor is nude, seminude, or clothed or covered, acts of human masturbation, actual or simulated; animal masturbation, actual or simulated; erotic or lewd touching of an animal, actual or simulated; or human or animal ejaculation, actual or simulated; or
4. Human genitals in a state of sexual stimulation, arousal or tumescence discernible to any other person or male genitals in a discernibly turgid state, even if completely and opaquely covered; or
5. The display or showing of excretory, urinary, or female menstrual functions or vaginal or anal irrigation as part of or in connection with any of the activities set forth in subsections 1 through 4 of this definition; or
6. Dancing by one or more live persons in a manner that exposes to the view of any other person a specified anatomical area or that constitutes the public simulation by a clothed person of any specified sexual activity.

**STOCK COOPERATIVE:** A development in which a corporation is formed or availed of, primarily for the purpose of holding title to, either in fee simple or for a term of years, improved real property, and all or substantially all of the shareholders of the corporation receive a right of exclusive occupancy in a portion of the real property, title to which is held by the corporation. The owners' interest in the corporation, whether evidenced by a share of stock, a certificate of membership, or otherwise, shall be deemed to be an interest in a common interest development and a real estate development for purposes of subdivision (f) of section 25100 of the Corporations Code. A "stock cooperative" includes a limited equity housing cooperative which is a stock cooperative that meets the criteria of section 817 of the Civil Code.

**STRUCTURE:** Anything constructed or erected, the use of which requires attachment to the ground or attachment to something located on the ground. Examples include, but are not limited to, buildings, fences and walls, pools, patio covers, decks, and signs. All buildings are considered structures but not all structures are considered buildings.

**SUBDIVISION DIRECTIONAL SIGN:** A temporary or otherwise limited term sign for the purpose of providing direction for vehicular and/or pedestrian traffic to the initial home sales of multiple lots with a single builder within a master planned community, including both single-family and multi-family for sale products. All other home sales are included within the definition of "real estate sign".

**SUBDIVISION PERMANENT IDENTIFICATION SIGN:** A sign located at the entrance to the

subdivision for the purpose of a permanent identification of the subdivision. Such signs are of a permanent nature, usually constructed of long lasting, weather resistant materials such as stone or metal.

**SUBDIVISION SIGN:** A sign identifying the initial home sale and location of land and/or multiple lots with a single builder within an approved residential subdivision/master planned community, including both single-family and multi-family for sale products, or new/substantially renovated apartment complex of more than twenty five (25) units.

**SUBSTANTIAL ENLARGEMENT OF A SEXUALLY ORIENTED BUSINESS:** An increase in the floor areas occupied by the business by more than fifteen percent (15%) as the floor areas existed on June 7, 1996.

T. "T" Terms:

**TARGET UNIT:** A dwelling unit within a housing development which will be reserved for sale or rent to, and affordable to, very low or lower income households or qualifying senior residents.

**TEMPORARY SIGN:** A sign not constructed or intended for long term use. Typically, temporary signs are not physically suitable for display longer than thirty (30) days. If a sign does not qualify as a "structure" under the building code, it is presumably a temporary sign, but subject to the interpretation of the planning director. Examples of temporary signs include banners, vertical banners, stick signs, and A-frame signs.

**TEMPORARY USE:** A use established for a limited time with the intent to discontinue the use upon expiration of the time period.

**TEMPORARY USE PERMIT:** An administrative permit, issued by the city, for qualifying short term activities.

**TITLE:** This title of the city of Lemoore municipal code.

**TOWER:** A mast, pole, monopole, lattice tower, or other structure designed and primarily used to support antennas. This definition includes ground mounted structures twelve feet (12') or greater in height and building mounted structures that extend above the roofline, parapet wall, or other roof screen with a mast greater than six inches (6") in diameter.

**TRAILER:** An unpowered vehicle pulled by a powered vehicle. Commonly, the term trailer refers to such vehicles used for transport of goods and materials. Travel trailers are considered recreational vehicles.

**TRANSFER OF OWNERSHIP OR CONTROL OF A SEXUALLY ORIENTED BUSINESS:** Shall mean and includes any of the following:

1. The sale, lease, or sublease of the business; or
2. The transfer of securities which constitute a controlling interest in the business, whether by sale, exchange or similar means; or

3. The establishment of a trust, gift or other similar legal devise which transfers ownership or control of the business, except for transfer by request or other operation of law upon the death of a person possessing the ownership or control.

**TREE PERMIT FOR TREES ON PRIVATE PROPERTY:** A permit issued by the city authorizing the removal, relocation, or topping of those trees specific in this title that are on private property.

**U. "U" Terms:**

**USE:** The purpose for which land or a building thereon is designed, arranged, or intended or for which it is or may be occupied or maintained.

**USE PERMIT:** A planning permit issued by the city for the establishment of a specific use of land within the city. In approving the use permit, the city may establish reasonable conditions on the use. There are two (2) types of use permits - administrative use permits, which are reviewed and decided by the planning director, and conditional use permits, which are reviewed and decided by the planning commission.

**V. "V" Terms:**

**VARIANCE:** A planning permit that approves, based on a quasi-judicial decision that meets findings, exceptions to the development standards and provisions of this title in cases where, because of special circumstances applicable to the property, the strict application of this title deprives such property of privileges enjoyed by other property in the vicinity and under identical land use zoning districts.

**VERY LOW INCOME HOUSEHOLD:** Households whose income does not exceed the very low income limits applicable to Kings County (less than 50 percent of area median income adjusted for household), as published and periodically updated by the state department of housing and community development pursuant to section 50105 of the California Health And Safety Code.

**VESSEL:** Watercraft used or capable of being used as a means of transportation on water.

**VINYL SIGN:** A sign constructed of vinyl or plastic that is affixed to a building with adhesive, bolts, screws, or other similar method.

**W. "W" Terms:**

**WALL SIGN:** A sign attached directly to an exterior wall of a building or dependent upon a building for support with the exposed face of the sign located in such a way as to be substantially parallel to such exterior building wall to which it is attached or supported by.

**WAYFINDING SIGN:** An off site sign that directs pedestrians and vehicular traffic to major destinations in the city.

**WINDOW SIGN:** A sign attached to, suspended behind, placed, or painted upon the window or glass door of a building and intended for viewing from the exterior of such building. This definition does not include merchandise offered for sale on site, when on display in a window.

**Y. "Y" Terms:**

**YARD:** An open space other than a court, on a lot, unoccupied and unobstructed from the ground upward, except as otherwise provided in this title. Types of yards include the following:

**Yard, Front:** Front yard shall mean a yard extending across the full width of the lot between the front of the main building and the front lot line. The depth of the required front yard shall be measured horizontally between the nearest part of the closest building and the nearest point of the front lot line.

**Yard, Rear:** Rear yard shall mean a yard extending across the full width of the lot between the most rear main building and the rear lot line. The depth of the required rear yard shall be measured horizontally from the nearest part of a main building toward the nearest point of the rear lot line.

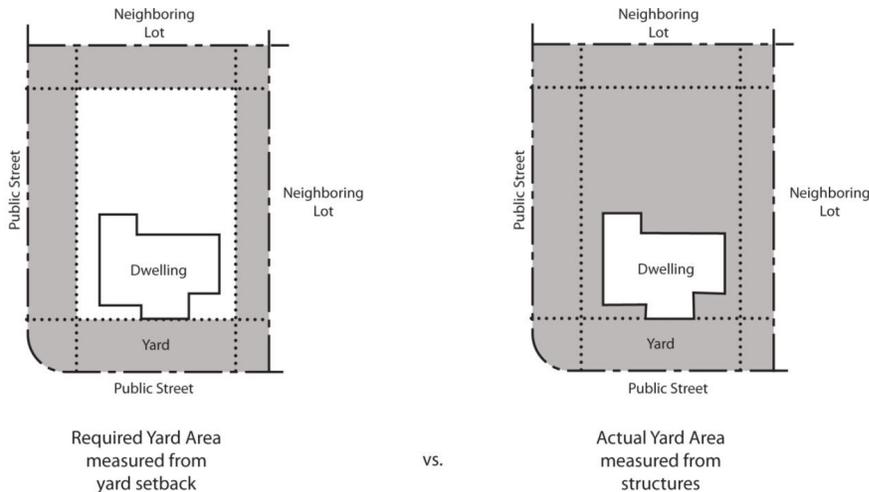
**Yard, Side:** Side yard shall mean a yard, between a building and the side lot line, extending from the front yard to the rear yard. The width of the required side yard shall be measured horizontally from the nearest point of the side lot line toward the nearest part of the closest building.

**Yard, Side Street:** Street side yard shall mean a yard, between a building and the side lot line adjacent to the street right of way, extending from the front yard to the rear yard. The depth of the required side street yard shall be measured horizontally between the nearest part of the closest building and the nearest point of the side lot line adjacent to the street.

**YARD AREA, ACTUAL:** The area of a lot that is unencumbered by structures.

**YARD AREA, REQUIRED:** The required yard area (front, interior side, street side, and/or rear) of a lot is the horizontal area between the property line and the minimum setback distance for the respective yard pursuant to chapter 5, article B, "Development Standards By Zoning District", of this title.

**FIGURE 9-12-2-15**  
**ACTUAL AND REQUIRED YARD AREA**



Z. "Z" Terms:

**ZONING CLEARANCE:** An administrative process, completed as part of the building permit review or similar administrative permit issuance that ensures the proposed activity or construction is consistent with applicable sections and standards of this title. See section 9-2B-3, "Zoning Clearance", of this title for more information.

**ZONING CODE:** This title of the city of Lemoore municipal code.

**ZONING CODE AMENDMENT:** A planning process for approving an amendment to this title consistent with the city's general plan and/or specific plans.

**ZONING MAP:** The map identifying the designations, locations, and boundaries of the zoning districts established by this title. This map and all notations and information on it are a part of this title by reference. (Ord. 2012-01, 4-17-2012)