

18.07 Definitions

18.07.010 Word construction. This chapter defines the terms and phrases used in this title that are technical or specialized, or that otherwise may not reflect common usage. If any of these definitions conflict with other provisions of the municipal code, these definitions shall control for purposes of this title. Other words not defined in this chapter shall have the same meaning as provided in a standard dictionary. Words used in the present tense include the future, words in the singular number include the plural, and words in the plural number include the singular. The word "building" includes the word "structure," and the word "shall" is mandatory and not directory.

The term "City Council" means the City Council of the City of Marysville, and the term "Planning Commission" means the Planning and Historic Preservation Commission of the city of Marysville. (Ord. 1365 § 2 (part), 2014).

18.07.011 Abandoned. The cessation of a use or activity by the owner or tenant for a period of one year, excluding temporary or short-term interruptions for the purpose of remodeling, maintaining, or otherwise improving or rearranging a facility.

18.07.012 Abandoned Sign. A permanent sign that identifies a business, lessor, owner, product, service, or activity that is no longer on the premises where the sign is displayed.

18.07.013 Abutting. District boundaries or lot lines in common, including lots which abut only at a corner; also means adjacent to or adjoining.

18.07.014 Acceptance of Improvements means that there is some written acceptance of the improvements by either the City Engineer, Director of Public Works, or the City Council.

18.07.015 Access. The place, means, or way by which vehicles have usable legal, ingress and egress, unless the context dictates otherwise to a property and/or use as required by this Code.

18.07.016 Access, Direct. Direct access is access located at a point along a lot line at which such lot line is contiguous to a street (or alley) and the site and not via an easement over another site

18.07.017 Access, Indirect. Indirect access is access located so as to provide access to a site across a lot line which is not contiguous to a street or alley at the point of crossing, typically via an easement over another site.

18.07.018 Access, Pedestrian. Pedestrian access is the place, means, or way by which pedestrians have, usable legal, ingress and egress, unless the context dictates otherwise to a property and/or use as required by this Code.

18.070.019 Accessory Dwelling Unit. An accessory dwelling is an attached or detached residential dwelling unit which provides complete independent living facilities for one or more persons. It is on the same site as the primary dwelling and is limited in size or other standards of this Code to be accessory to that dwelling. It includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same site as where the primary dwelling unit is situated, and meets the standards for accessory dwelling units in this Code. It may include an efficiency unit or a manufactured accessory dwelling unit. This term does not include a structure constructed as a duplex, single-family dwelling, or an apartment.

18.070.020 Accessory Structure means a structure detached from and incidental to the primary structure on the same lot and not designed or used for human habitation, or a structure attached to the primary structure by a breezeway. Accessory structures include, but are not limited to, storage sheds; gazebos; garden arbors greater than 10 feet in length, or three feet in width, or eight feet in height; detached decks with a floor height greater than 18 inches above grade; carports detached from the main structure; play structures greater than 6 feet; and detached patio covers. Accessory structures do not include accessory dwelling units, carports, garages, patio covers, or decks directly attached to the main structure, and additions attached to the main structure.

18.070.021 Accessory Use. A use incidental, related, appropriate, and clearly subordinate to the principal use of the lot or building that does not alter the primary use of the subject lot.

18.07.022 Acreage, Gross. The entire land area of a site prior to any dedications for public use or deductions for health, safety, or similar purposes.

18.07.023 Acreage, Net. The land area of a site remaining after dedication of ultimate rights-of-way, including exterior boundary streets, floodways, public parks and other open space, and utility easements and rights-of-way.

18.07.024 Addition. An extension or increase in floor area and/or height of a building or structure.

18.07.025 Adjacent. Neighboring or next to each other, but may not be touching (e.g., maybe across the street).

18.07.026 Adjoining. Having a common boundary with, abutting, or touching

18.07.027 Aircraft. Every kind of vehicle or structure intended for use as a means of transporting persons or goods, or both, in the air. Aircraft shall include helicopters.

18.07.028 Airport Land Use Commission (ALUC). The Sutter County or Yuba County Airport Land Use Commission, having jurisdiction over the surrounding airspace.

18.07.029 Alley. A roadway that provides secondary access to the rear or side of lots that front on and have primary pedestrian access to a public or private street.

18.07.030 Alteration means any change, addition, or modification in construction or occupancy.

18.07.031 Allowed Use. A land use identified in Division 2, District Regulations, as a use that may be established by right or with approval of a Conditional Use Permit, and subject to compliance with all applicable provisions of this Code.

18.07.032 Alter. Make a change which affects the appearance, impact, intensity, size, location, or purpose of a use, structure, or site. Alterations. An exterior change, addition, or modification to an existing structure or site. This may include changes to the architectural details or the visible characteristics of a structure, such as a change in paint color or surface texture materials, or the grading, paving, or removal of natural features from the site, affecting the exterior visual character of the property.

18.07.033 Annexation. The process for the incorporation of land within the City of Marysville.

18.07.034 Antenna. Any system of poles, panels, rods, reflecting discs or similar devices used for the transmission or reception of electromagnetic waves or radio frequency signals.

18.07.035 Antenna Array. Several antennas connected and arranged in a regular structure to form a single antenna.

18.07.036 Antique. Any object of fine art or household furniture or appliance which was produced more than fifty years ago,

18.07.037 Applicant. Any person that files a planning entitlement application form.

18.07.38 Approach-Departure Zones means either:

A. Zones as defined by the adopted Airport Land Use Compatibility Plan; or

B. The flight path of the helicopter as it approaches or departs from the touchdown area.

18.07.039 Approval. Includes both approval and approval with conditions by a Review Authority of the City.

18.07.040 Arcade-fun Center. Shall include, among other things, any business which has on its premises six or more amusement devices.

18.07.041 Architectural Feature. An exterior building feature, including a balcony, canopy, column, doors, porches, roof, roof eave, soffit, windows, wing wall, and any other similar element that does not create an interior floor space.

18.07.042 Area Median Income. The median family income, adjusted for household size, for Yuba County, as published from time to time by the State Department of Housing and Community Development.

18.07.043 Artificial Turf. A synthetic derived, natural grass substitute. The term includes synthetic grass and synthetic turf.

18.07.044 Balcony. A platform projecting from the wall above the first floor of a building with a balustrade or railing along its outer edge, often with access from a door or window to an upper floor.

18.07.045 Banner. A temporary sign constructed of cloth, canvas, vinyl, light fabric, or similar flexible materials.

18.07.046 Barn. Any building designated or used for storing agricultural related materials, equipment and supplies, and housing livestock.

18.07.047 Basement means a space partly or wholly underground, and having more than one-half its height, measured from its floor to its finished ceiling below the average adjoining grade.

18.07.048 Bed and Breakfast Inn. A single-family residence or detached guest house to a single-family residence that provides guest rooms, without individual kitchens, for short term temporary sleeping accommodations for paying overnight guest. The business may also include meal service that is limited to overnight guests.

18.07.049 Billboard. A permanent sign that meets any one or more of the following criteria:

- A. It is used for general advertising for hire;
- B. It may be an accessory or auxiliary use to a principal use on the site, or a separate or principal use of the site;
- C. It is a profit center on its own; or
- D. The ground surrounding the sign, the sign itself, or any part of the display is leased, rented, owned, or otherwise contractually dedicated for use by an establishment that is not the property owner or lessee of the entire lot or the primary occupant of a tenant space of at least 500 square feet within a building on the site.

18.07.050 Block. an area of land surrounded by streets, rail rights-of-way, streams, canals, or similar access control strips.

18.07.051 Block Length. The distance between the centerlines of intersecting streets that define the outer boundary of a block.

18.07.052 Block Perimeter. The length of the boundary of a block, measured at street centerline or edge of another feature that defines the boundary of the block

18.07.53 Boarding House. Shared housing where residents rent and have their own private rooms but share common areas such as kitchens and bathrooms

18.07.054 Building Official or Building Inspector. All references to the building official or building inspector in this code or in any of the codes hereinafter set forth, shall be construed to refer to the Community Development Director or duly authorized representative. Such codes are: Uniform Building Code, Uniform Code for Abatement of Dangerous Buildings, Uniform Plumbing Code, Uniform Sign Code, Uniform Housing Code, National Electrical Code, Uniform Mechanical Code and Uniform Swimming Pool Code.

18.07.055 Buffer. An open space or landscaped area established to provide an open area between potentially incompatible uses or structures.

18.07.056 Building. Any structure having a roof supported by columns or walls, for the housing or enclosure of persons, animals, equipment, or property of any kind.

18.07.057 Building Coverage Land covered by all main buildings on a lot, including all projects except eaves.

18.07.058 Building Official. Designated City employee who is primarily responsible for administration of the building regulations adopted by the City of Marysville Municipal Code, subject to the overall direction and control of the City Manager or designee

18.07.059 Building Frontage. A building wall adjacent to a parcel or a lot boundary that abuts a public right-of way.

18.07.060 Building Permit. Written authorization from the Fire Marshal/Building Official of the City of Marysville for the construction of any structure.

18.07.061 Bus Station. See Transit station.

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

18.07.063 California Room. A patio or raised platform with a patio cover attached to a building, enclosed on two or three sides and open on at least one side, and an entrance directly into the building.

18.07.064 Caliper. Used in the measurement of the diameter of a tree's trunk.

18.07.065 Cardroom. A gaming establishment that exclusively offers card games for play by the public.

18.07.066 Carport. An attached or detached accessory permanent roofed building with not more than two enclosed sides or 50 percent of its perimeter, used for automobile shelter.

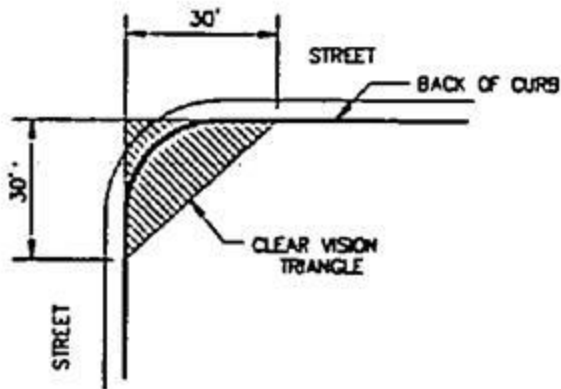
18.07.067 Changeable Copy Sign. A sign that is designed so that characters, letters, numbers, or illustrations can be manually or mechanically changed or rearranged without altering the face or surface of the sign

18.07.068 Change of Use. The change of an existing use category on a lot or parcel, or any portion thereof, to a new use category, or a change in the nature of an existing use category, but does not include a change of ownership, tenancy, or management associated with a use for which the previous nature of the use will remain substantially unchanged unless otherwise described in this Code.

18.07.069 Cemetery provides burial grounds and may contain graves, tombs or funeral urns.

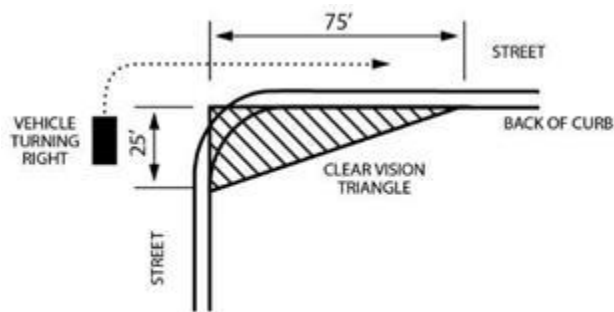
18.07.070 Central Business District is that area of the city. Located between the center of Ninth Street, the south levee of the city, the center of E Street and the Center of A Street.

18.07.071 Clear Vision Triangle, Commercial: That portion of both private property and public right-of-way located at any corner where two streets intersect. The clear vision triangle is defined by the triangular area created by the diagonal connection of two points measured 30 feet back from the intersection of the prolongation of points measured along the front and corner street side back of curb (see figure below). The dimensions of the clear vision triangle may be required to be increased if the Director of Public Works determines that additional area is needed to ensure that a potential traffic hazard is not created.



CLEAR VISION TRIANGLE - COMMERCIAL
NO SCALE

18.07.072 Clear Vision Triangle, Residential: The clear vision triangle is defined by the path of travel of a vehicle making a right turn at an intersection and is intended to preserve appropriate line-of-sight for the driver and pedestrians at a turn. The clear vision triangle is the area created by the diagonal connection of two points measured 25 feet along the back of curb on the right-hand side of the vehicle as it approaches the intersection to turn right, and 75 feet along the perpendicular side of the back of curb on the right-hand side of the vehicle as it completes the turn and departs the intersection (see figure below).



CLEAR VISION TRIANGLE - RESIDENTIAL
NO SCALE

18.07 .073 Club and lodges means an association of persons for some common nonprofit purpose, but not including groups organized primarily to render a service which is customarily carried on a business. “Club” includes social organizations, lodges, and fraternal organizations that use an associated building for uses other than residential purposes.

18.07.074 Co-location. The mounting of one or more wireless telecommunications facilities, including antennas, on an existing structure built for the sole or primary purpose of supporting any FCC-licensed or authorized antennas and their associated facilities.

18.07.075 Commercial Vehicle. A vehicle used for commercial purposes having a manufacture's gross vehicle weight rating of 10,000 pounds or more per California Vehicle Code § 22507.5, typically with three or more axles and/or a minimum of six feet and 10 inches wide.

18.07.076 Commission. The Planning and Historic Preservation Commission of the City of Marysville.

18.07.077 Common Recreational Open Space Area. Open space on a project (exclusive of the required front setback area), including accessory structures such as swimming pools, recreational buildings, and landscaped areas, to be used for recreational purposes, by of occupants (and their visitors) of units within the project.

18.07.078 Community Apartment. An estate in real property consisting of an undivided interest in common in a parcel of real property and the improvements in the real property coupled with the right of exclusive occupancy for residential purposes of an apartment located thereon.

18.07.079 Community Care Facilities (CCFs) are licensed by the Community Care Licensing Division of the State Department of Social Services to provide 24-hour non-medical residential care to children and adults with developmental disabilities who are in need of personal services, supervision, and/or assistance essential for self-protection or sustaining the activities of daily living.

18.07.080 Compact Residential Development: Attached or detached single-family housing units on a parcel or parcels with a General Plan land use designation of medium density residential or higher (seven dwelling units per acre or higher, as depicted on the General Plan Land Use Map).

18.07.081 Community Apartment Project. The conversion of an existing structure to a community apartment containing two or more apartments to which there is the right of exclusive occupancy for residential purposes.

18.07. 82 Community Center. A building where members of a community gather for group activities and other purposes.

18.07.083 Condominium means an undivided interest in common in a proportion of real property, together with a separate interest in space in a residential, commercial or industrial building on the real property.

18.07.084 Conditional Use Permit (CUP). A discretionary land use application for uses that are generally consistent with the goals, objectives, and policies of the General Plan,

and the purposes of the district where they are proposed, and that require special consideration and specific conditions of approval applied (e.g. operational limitations and design requirements) to minimize potential impacts that may otherwise result from a land use, and to ensure that they can be designed, located, and operated in a manner that will be compatible with the surrounding area and consistent with the zoning district and the General Plan.

18.07.085 Condominium Association. The organization of persons who own a condominium unit or right of exclusive occupancy in a community apartment.

18.07.086 Condominium Common Area. An entire project excepting all units in the place.

18.07.087 Condominium Conversion. A change in the type of ownership of a parcel or parcels of land, together with the existing attached structures, to that defined for a condominium project or a community apartment project regardless of the present or prior use of such land and structures and whether substantial improvements have been made or are to be made to such structures.

18.07.088 Cottage Food Operations. An enterprise with gross annual sales limits set forth in subdivision (a) of § 113758 of the Health and Safety Code, that is operated by a Cottage Food Operator and having not more than one full-time equivalent cottage food employee, not including a family member or household member of the Cottage Food Operator, and conducted within the Registered or Permitted Area of a private home where the Cottage Food Operator resides and where Cottage Food Products are prepared and/or packaged for direct, indirect, or direct and indirect sale to consumers pursuant to §113758 subdivision (b), Subsections (4) and (5) of the Health and Safety Code.

18.07.089 Cottage Cluster. A building type that consists of a series of small, detached structures on a single lot, providing multiple units that are arranged to define a shared court.

18.07.090 County. The County of Yuba, California.

18.07.091 Cultural Institution. Museums, art galleries, or other cultural institutions that promote culture meant to inform and educate the public.

18.07.092 Cultural Resources. Prehistoric and historic materials, features, and artifacts, as determined by a qualified cultural resource specialist in compliance with the State Office of Historic Preservation regulations. Cultural resources include, but are not limited to, historic structures, archaeological sites, archeological isolates, and paleontological resources.

18.07.093 Curb. A City-approved raised concrete or asphalt concrete structure along the edge of the street pavement.

18.07.094 Current Market Value. The value of a building or structure under current market conditions determined based on information from an appraisal company, or other information that may be deemed appropriate by the Director of Community Development to determine the current value.

18.07.095 Dancehall, ballroom, and night club. "Dancehall, ballroom, and night club" means a commercial establishment providing entertainment such as dancing, live or amplified music, comedy, etc. (Ord. 1365 § 2 (part), 2014).

18.07.096 Day Care Facilities

A. "**Day Care Center**" means a facility licensed by the California State Department of Social Services that provides day care to fifteen or more children for periods of less than twenty-four hours in a nonresidential building. Includes but is not limited to infant centers, preschools, and school age day care facilities.

B. "**Day Care Home, Large**" means a residence licensed by the California State Department of Social Services where the occupant provides child day care for periods of less than twenty-four hours for nine to fourteen minor children, including children under the age of ten years who reside in the residence.

C. "**Day care Home, Small**" means a residence licensed by the California State Department of Social Services where the occupant provides child day care for periods of less than twenty-four hours for eight or fewer children, including children under the age of ten years who reside in the residence. (Ord. 1365 § 2 (part), 2014).

18.07.097 Dedicated Street. A street offered to and accepted by the City of Marysville.

18.07.098 Deck means a raised horizontal structure without roof or walls, except a common wall shared with a building, located outside a building, and typically used as outdoor living area.

18.07.099 Demolition. The removal, destruction, or partial destruction of any structure or structures, including walls.

18.07.100 Density Bonus. A density increase over the otherwise maximum allowable residential density under the applicable zone and designation of the Land Use Element of the General Plan as of the date of the application by the applicant to the City, as allowed under Government Code 65915.

18.07.101 Density, Residential. The number of permanent residential dwelling units per unit of land. Unless otherwise specified, density is measured in dwelling units per developable residential acre.

18.07.102 Density, Base. The lowest point of the density range for a site allowed under the General Plan.

18.07.103 Developable Residential Area. The total site area determined to be usable for residential development. The areas proposed as “developable residential area” are evaluated at the time of submittal of an application for a land use approval and are subject to the determination of the Director of Community Development. Developable residential area shall include the following:

- A.** Areas within existing and adjoining public property which are proposed to be fully improved to City standards by an applicant as part of the proposed project, and for which no fee credit or other monetary compensation is received;
- B.** Additional areas as specified in a developable residential area credit agreement, as provided for in of this Code;
- C.** Areas held in common private ownership for private streets, common driveways, trails, or utility right-of-way;
- D.** Areas used or proposed to be used as residential yards, accessory structures, common
- E.** open space, recreation, or service areas for the residents, such as private parks,
- F.** clubhouses, laundry rooms, and manager offices;
- G.** Developable residential area excludes the following:
 - 1. Areas with a slope of 25 percent or greater with a vertical change of 25 feet or more;
 - 2. Creekways below the stable top of bank, as determined by the City Engineer; and
 - 3. Public flood control channels and related rights-of-way and facilities;
- F.** Areas determined to be unbuildable due to geologic instability, as determined by the City Engineer;
- G.** Areas above the City’s applicable maximum water service elevation, as determined by the City Engineer;
- H.** Areas where development is precluded by existing easements and is not included in a required yard or open space.
- I.** Public parks, public street or alley right-of-way, and other property for public use which is proposed to be dedicated or sold to the City or public agency or maintained for the general public, for which compensation is provided in the form of fee credit or monetary compensation

18.07.104 Developer means a person, firm, corporation, partnership, or association who proposes to: (a) divide or cause to be divided real property into a subdivision; (b)

develop an existing parcel or series of parcels with buildings, paving, landscaping, or other site improvements, if such improvements require approval of a land development permit; (c) change the use of an existing building or parcel, if such change in use requires approval of a land development permit; or (d) any combination of (a), (b), or (c).

18.07.105 Development Standards. The provisions of this Code that regulate the site planning and design of a proposed project or new land use, including provisions for height limits, landscaping, minimum lot area, off-street parking, setbacks, signs, and standards for specific land uses, and includes performance standards.

18.07.106 Diameter at Breast Height (DBH). The diameter of a tree trunk at four and one-half feet above adjacent ground. The diameter may be calculated by use of the following formula: $DBH = \text{tree circumference at breast height} \div 3.142$.

18.07.107 Director. The Community Development Director of the City of Marysville (including interim director), or designee.

18.07.108 Discretionary Permit. A City land use review and entitlement process where the Review Authority exercises discretion in deciding to approve or disapprove the permit, and includes but is not limited to use permits, variances, and subdivision maps.

18.07.109 Drive-through facility. "Drive-through facility" means a place where vehicles line up for service at designated spots and where customers are served without leaving their vehicles (except for gasoline service stations). (Ord. 1365 § 2 (part), 2014).

18.07.110 Driveway. "Driveway" means a permanently surfaced area providing direct access for vehicles between a street and a permitted off-street parking or loading area and extending to a maximum width equal to the curb cut approved by the city services director. (Ord. 1365 § 2 (part), 2014).

18.07.112 Driveway, Private. An improved vehicular access way that provides access to a parcel or lot on which it is located. Driveways also include an easement crossing no more than one other parcel for the purpose of providing access to no more than one abutting parcel.

A. Driveway, Common. A driveway that provides access to two to six lots and six or fewer dwelling units.

18.07.113 Drive-through Facility. A place where vehicles line up for service at designated spots and where customers are served without leaving their vehicles.

18.07.114 Duet. A pair of single-unit dwellings that are attached to one another on adjacent individual lots.

18.07.115 Duplex. A multi-unit dwelling with two dwelling units on a single site. Does not include a single unit dwelling with an attached accessory dwelling unit

18.07.116 Dwelling Unit. A building or portion thereof (e.g., room or group of internally connected rooms) that has complete independent living facilities for one household, including permanent provisions for living, sleeping, eating, cooking and sanitation in the unit to be occupied by or intended for occupation by one household as a permanent residence. A dwelling unit does not include temporary accommodations, such as tents, trailers, or recreational vehicles.

A. Dwelling, Single-Unit Attached. A single-unit that is attached to another single-unit dwelling on an adjacent lot. A pair of single-family attached dwellings is also called a duet. Three or more single unattached dwellings is also called a townhouse.

B. Dwelling, Multi-Unit. Means a structure containing two or more dwelling units on a single lot or a structure containing two or more dwelling units on more than one lot when the lots are generally surrounded by common area.

C. Dwelling, Primary Single-Unit, Detached. Means the single-family dwelling on the same site as an accessory dwelling unit.

18.07.117 Eave. The overhang that projects from a building at the lower edge of the roof (i.e., the overhanging lower edge of a roof).

18.07.118 Effective Date. The date upon which this Code or a subsequent amendment to it is in full force and effect from and after its adoption.

18.07.119 Efficiency Dwelling Unit. A dwelling unit containing only one habitable room. Includes an efficiency unit as defined by the California Health and Safety Code § 17958.1.

18.07.120 Elevation Style. A set of architectural features on the exterior of a house plan. An elevation style includes a combination of roof forms, exterior materials, colors, or other exterior architectural features that are distinct from other elevation styles used for the same house plan.

18.07.121 Emergency Shelter. Any facility, the primary purpose of which is to provide a temporary shelter for the homeless.

18.07.122 Employee Housing. Includes up to six or fewer workers, including but not limited to farmworkers, shall be deemed to be single family structure with a residential land use, and shall be treated the same as a single-family dwelling of the same type in the same zone.

18.07.123 Federal Communications Commission (FCC). A Federal governmental agency responsible for the regulation of interstate and international communication by radio, television, wire, satellite, and cable.

18.07.124 Fence. An artificially constructed barrier consisting of any permitted materials, other than plant materials, intended to form an enclosure, mark a boundary, prevent intrusion, and/or provide a screen. See also “Wall, Masonry.”

A. Open fence means a fence constructed of any permitted material which allows visibility through the fence panel when viewed perpendicular to the face of the fence. This includes open style fences such as split-wood rail, chain link, wrought iron, tubular metal, or other similar materials;

B. Solid fence means a fence constructed of materials which do not allow for visibility through the fence when viewed perpendicular to the face of the fence. A fence consisting of chain link with slats is not considered a solid fence.

18.07.125 Fill Slope. An artificial incline of earth created by earth filling.

18.07.126 Final Subdivision Map. A map showing the subdivision of land for which a tentative and final map are required by the Subdivision Map Act or this Code and designed to be filed with the County Recorder

18.07.127 Fixed Wireless. A local wireless operation providing services such as local and long-distance telephone and high-speed internet to residential and business customers by means of a small equipment installation (the remote unit) on the exterior of each home or business that elects to use this service.

18.07.128 Flag. A piece of fabric of distinctive design, typically oblong or square that is displayed hanging from a staff, halyard, or building to which it is attached. “Flag” includes the official flag of any country, state, or local government or any fabric shaped as such, though a flag may represent any establishment, idea, or concept. “Flag” excludes pennants and feather banners.

18.07.129 Floor Area. The sum of the areas of each floor of a building or structure.

A. Floor Area, Gross means the total horizontal area in square feet on each floor of a covered structure, extending to the outside of the exterior walls, but not including the area of inner courts, elevator shafts, and stairwells.

B. Floor Area Ratio (FAR). The ratio of floor area of a building or buildings on a site divided by the total lot area.

18.07.130 Freestanding Sign. Permanent sign that is supported by one or more uprights, poles or braces or similar structural components and that is not attached to a building or structure. This definition does not include portable signs, yard signs, or ground signs

18.07.131 Garage, Commercial. A building other than a private garage, used for the parking, repair or servicing of motor vehicles.

18.07.132 Garage, Parking. Public or private garage designed and/or used on a commercial basis for the storage only of vehicles.

18.07.133 General Plan. The City of Marysville General Plan, including all its elements and all amendments, as adopted by the City Council in compliance with Government Code § 65300 et seq.

18.07.134 Geologic Hazards shall mean any condition in earth, whether naturally occurring or artificially created, which is dangerous or potentially dangerous to life, property, or improvements due to movement, failure, or shifting of earth.

18.07.135 Glare. Direct and unshielded light striking the eye to result in visual discomfort and reduced visual performance.

18.07.136 Government Code. The State of California Government Code.

18.07.137 Grade. The gradient of slope of the ground surface prior to proposed ground disturbance, grading, or site preparation and expressed as a percent of vertical or horizontal distances.

A. Grade, Finished. The final ground surface elevation after the completion of grading or other site preparation related to a proposed development.

B. Grade, Natural. The existing ground surface elevation prior to grading or other site preparation.

C. Grade Plane. A reference plane representing the average of finished ground level adjoining a building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plan shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than six feet from the building, between the building and a point six feet from the building.

18.07.138 Grazing. The consumption of growing vegetation by livestock.

18.07.139 Green Means Go Designated Area: Downtown area of the City of Marysville designated by the Sacramento Area Council of Governments (SACOG) to encourage infill and higher density housing uses. Includes the Medical Arts District, E Street District, Downtown District and Ellis Lake District and is included in the Downtown Specific Plan.

18.07.140 Ground disturbance. Any ground modification or excavation, at any depth.

18.07.141 Ground cover. Any variety of low growing or trailing plants used to cover the ground.

18.07.142 Ground floor. First Floor of building or structure.

18.07.143 Ground Sign. A temporary sign constructed of rigid and durable materials such as wood, that is supported by one or more uprights, poles, or braces in or upon the ground.

18.07.144 Habitable Space. Area within a dwelling unit for living, sleeping, eating, cooking, and/or bathing, that has controlled ventilation and heating, also, known as conditioned space.

18.07.145 Halfplex consistent of two separate residential units that are attached, but which each have their own assessor's parcel number.

18.07.146 Hedge. A plant or series of plants, shrubs, or other landscape material so arranged as to form a physical barrier or enclosure

18.07.147 Height, Building. Refer to the rules of measurement in Chapter 14.02.030. The vertical distance from grade plane to the average height of the highest roof surface. The average height of the highest roof surface is the mean height between the eaves and ridge for a hip, gable, or gambrel roof

18.07.148 Helicopter. A rotorcraft which depends for its motion and support in the air principally upon the lift generated by one or more power-driven rotors that rotate on a substantially vertical axis.

18.07.149 Heliport. An area of land or water or a structural surface which is used, or is intended for use, for the landing and take-off of helicopters whether on a regular or irregular basis, and any appurtenant area which is used, or is intended for use, for buildings, structures, equipment and other facilities related thereto.

18.07.150 Helistop. The same as a heliport except that no refueling, maintenance, repairs or storage of helicopters is permitted. Helistop shall include an area of land or water or a structural surface which is used exclusively or intended for exclusive use for the landing and take-off of aerial helicopter. **Helipad** shall mean the same as helistop.

18.07.151 Historic Resource. Any resource that may have historic, cultural and/or architectural significance, locally, regionally, or nationally, including districts, ensembles, thematic groups, corridors, structures, bridges, buildings, sites, cemeteries, landscape features, signs, plaques, or archaeological sites or artifacts.

18.07.152 Historic Site: A historic site is considered to be the location of a historic or archaeological event, activity, occupation, structure, object, or landscape feature, including existing buildings or structure on the site, which has historic significance.

18.07.153 Hotel. Any building or portion thereof containing six or more guest rooms intended or designed to be hired out for compensation, and to be occupied by six or

more guests. This definition includes hotels, lodging houses and rooming houses, dormitories, and any such building of any nature so occupied.

18.07.154 Household Pet means a tame animal that is kept for pleasure rather than for commercial purposes or human use food or products. It includes an animal kept inside a dwelling, a dog, a cat, a miniature pot-bellied pig or up to six adult rabbits

18.07.155 House Plan. The architectural plans for a single-family dwelling, a duplex, or a duet. A house plan constructed with the same basic floor plan in a different area, even with different exterior architectural elevations and optional floor plan features, is considered a single house plan.

18.07.156 Impervious Surface. A surface compacted or covered with a layer of material so it is highly resistant to infiltration of water.

18.07.157 Incompatible Land Uses. Land uses inherently incompatible with allowed uses as determined by the Decision Maker consistent with this Code.

18.07.158 Intensification of Use. A change in the use of structure or site that increases density or generates more traffic or other level of activity on the site.

18.07.159 Kennel means any lot where five or more dogs aged ten weeks or older are kept, whether owned by the residents, boarded, trained or bred. It does not include pets for sale in pet shops and patients in a veterinary clinic or pet grooming facility without boarding facilities.

18.07.160 Land Development Permit. Any discretionary approval pursuant to the Code which is required to construct or modify buildings or site improvements, install landscaping, or to use buildings or land. Examples of land development permits include, but are not limited to: conditional use permits, design review, variances, and planned development permits.

18.07.161 Landscaped Open Areas. An area that is maintained clear of any building or structure and includes landscaping (e.g., living plant material).

18.07.162 Living Area. The interior habitable area of a dwelling unit including basements and attics but does not include a garage or any accessory structure.

18.07.163 LED Sign (Single-Color, Two-Color, or Three-Color). A permanent sign composed of a single-color, two-color, or three-color LED, including signs with fixed and changeable copy. For signs that can be changed by electronic processes or remote control, see "Message Center Sign".

18.07.164 Lot. A parcel, tract, or area of land whose boundaries have been established by a legal instrument, such as a deed or map recorded with the County of Yuba, and

which is recognized as a separate legal entity for purposes of transfer of title, except public easements or rights-of-way. Lot types include the following:

- A. **Corner Lot.** A lot bounded by two or more adjacent street lines which have an angle of intersection of not more than 135 degrees.
- B. **Double Frontage Lot.** An interior lot having frontage on two parallel or approximately parallel streets. The front yard requirement shall apply to both frontages. Does not include a lot which abuts a second frontage, such as an arterial street, where access to that second frontage is legally precluded.
- C. **Lot, flag.** A lot having access from the building site to a public street by means of a private right-of-way strip that is owned in fee.
- D. **Interior Lot.** A lot other than a corner lot.
- E. **Irregular Lot.** A lot that is non-rectangular, a lot with three sides, or a lot with more than four sides and requires specific definition of lot lines in order to achieve the purpose of the specific setbacks.
- F. **Front Lot Line.** A front lot line is any of the following:
 - a. On an interior lot, the property line separating the lot from the street.
 - b. On a through lot, both lot lines are front lot lines and the lot is considered to have no rear lot line
- G. **Interior Lot Line.** A side or rear lot line not abutting a street.
- H. **Rear Lot Line.** The lot line farthest or most distant from the front lot line, which adjoins the side property lines.
- I. **Zero Lot Line.** The location of a structure on a lot in such a manner that one or more of the structure's sides rests directly on a lot line.

18.07.165 Lot Line Adjustment. A shift of an existing lot line or other adjustments between contiguous lots where no new lots are created.

18.07.166 Low Barrier Navigation Center. "Low Barrier Navigation Center" means a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. "Low Barrier" means best practices to reduce barriers to entry, and may include, but is not limited to, the following:

- (1) The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth.
- (2) Pets.
- (3) The storage of possessions.
- (4) Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.
- (5) "Use by right" has the meaning defined in subdivision (i) of Section 65583.2. Division 13 (commencing with Section 21000) of the Public Resources Code shall not apply to actions taken by a public agency to lease, convey, or encumber land

owned by a public agency, or to facilitate the lease, conveyance, or encumbrance of land owned by a public agency, or to provide financial assistance to, or otherwise approve, a Low Barrier Navigation Center constructed or allowed by this section.

18.07.167 Mast. A pole of wood or metal or a tower fabricated of metal that is used to support an antenna and maintain it at the proper elevation.

18.07.168 Medical Arts District: The area of the city starting at the intersection of Second Street and Willow Street, west on Second Street to the West levee of the City and along the levee to 1,050 feet north of Fifth Street, then east to J Street, and south to Sixth Street, east to Willow Street and south to Second Street.

18.07.169 Medical Cannabis Dispensary. A facility where medical cannabis, products or devices are offered for retail sale to qualified patients.

18.07.170 Merger. The joining of two or more contiguous lots or parcels of land under one ownership into one parcel.

18.07.171 Ministerial Review. The review of projects or actions that involve the use of set standards or objective measurements to evaluate the feasibility of granting an approval. Such projects do not require discretionary or subjective judgment on the part of the Decision Maker on whether or how a project should be carried out. Ministerial projects are also exempt from California Environmental Quality Act (CEQA) review.

18.07.172 Mini Storage Warehouse means a building or buildings used for storage which is divided into subspaces intended to be rented individually.

18.07.173 Manufactured Home Park means a residence that is either wholly or partially constructed or assembled off site in compliance with state law and certified under the National Manufactured Housing Construction and Safety Standards Act of 1974. This also includes reference to “mobile home” as used elsewhere in this title. As required by California Government Code Section [65852.3](#), certified mobile homes (manufactured homes) for permanent occupancy are considered the same as single-family dwellings, and are allowed in all zones that allow single-family dwellings. Such mobile homes must, however, comply with all other state and local requirements for permanent occupancy (e.g., permanent foundations, utility connections, and compliance with property development standards applicable to the land use designation). See Chapter [18.88](#), Placement of Mobile homes. This does not otherwise include recreational vehicles, trailers, or motor homes. (Ord. 1372 § 1(B), 2015; Ord. 1365 § 2 (part), 2014).

18.07.174 Message Center Sign. A sign that has a changeable message that can be changed by electronic processes or remote control. Message center sign includes any sign that uses LED (light emitting diode), LCD (liquid crystal display), plasma, projected images, or any functionally equivalent technology, and which is capable of automated, remote or computer control to change the image, either in a “slide show” manner (series of still images), or full motion animation, or any combination thereof.

“Message center sign” also includes any sign meeting the definition in the Business and Professions Code § 5216.4. Also see “LED Sign (Single-Color, Two-Color, or Three-Color)”

18.07.175 Minor Sign. A sign which provides incidental information, including, for example, security, credit card acceptance, business hours, open/closed, directions to services and/or facilities, or menus.

18.07.176 Mixed Use. A combination of attached residential units with commercial use as part of a single project approval. The residential and commercial uses may either be in separate structures or within the same structure and may include the conversion of commercial space to one or more residential units.

18.07.177 Mobile home. Mobile home, including on permanent foundation. See Section [18.04.302](#), Manufactured home. (Ord. 1372 § 1(E), 2015). “Mobile Home” is further defined in California Health and Safety Code § 18008.

18.07.178 Mobile Telecommunication Facility. A mobile cell site that consists of a cell antenna tower and electronic radio transceiver equipment on a truck or trailer, designed to be part of a cellular network.

18.07.179 Mobile vendor. Any person in charge of or operating any temporary, movable, and/or mobile vending vehicle, either as agent, employee, or otherwise under the direction of the owner.

18.07.180 Mobile vending vehicle. Any vehicle, wagon, or pushcart from which goods, services, wares, merchandise, fruits, vegetables or foodstuffs are sold, displayed, solicited, or offered for sale or bartered or exchanged, or any lunch wagon or eating cart or vehicle on private property or within the public right-of-way.

18.07.181 Model Home is a fully furnished and decorated house that serves as a showcase for prospective buyers.

18.07.182 Mortuary or Funeral establishment is a funeral home or morgue relating to the burial or cremation of the dead.

18.07.183 Motion Sign. Any sign that is designed and constructed to convey its message through movement and/or a sequence of progressive changes of parts or lights or degree of lighting. “Motion sign” includes signs that spin, rotate, or are designed to move with the wind. “Motion sign” includes devices commercially known as “wind dancer,” and similar systems, as well as feather banners and pennants. Motion signs do not include flags and electronic message center signs.

18.07.184 Movie theater. "Movie theater" means any enclosed building with a capacity of fifty persons or more used for the showing of motion pictures to the general public. This definition is not to be construed to include adult movie theaters, defined in Section [18.66.020](#). (Ord. 1372 § 1(D), 2015; Ord. 1365 § 2 (part), 2014. Formerly 18.04.305

18.07.185 Multi-User Telecommunication Facility. A telecommunication facility comprised of multiple telecommunication towers or buildings supporting one or more antennas owned or used by more than one public or private entity, excluding research and development industries with antennas serving internal company uses only.

18.07.186 Municipal Code of the City of Marysville, which may be abbreviated as “MMC”.

18.07.187 Native Landscaping. Vegetation that uses those species that have existed in the area for many centuries. These species usually do not need human intervention to grow and reproduce.

18.07.188 Nonconforming Sign. A sign that was legally installed in accordance with laws in place at the time of installation, but which no longer conforms to the provisions of this Title.

18.07.189 Nonconforming Site. A site or parcel of land that was lawfully created, but that does not conform to the current standards for the zone in which it was located. Also referred to as a nonconforming lot.

18.07.190 Nonconforming Structure. A structure that was legally constructed prior to the adoption or amendment of this Code but does not conform to the development standards in this Code.

18.07.191 Nonconforming Use. A use of land and/or a structure that was legally established and has been maintained prior to the Adoption or Amendment of this Code, but which is not allowed in and does not conform to the applicable zone.

18.07.192 Organizational Documents. The declaration of covenants, conditions and restrictions, articles of incorporation, bylaws and any contracts for the maintenance, management or operation of all or any part of a condominium project.

18.07.193 “Owner” includes any part owner, joint owner, tenant in common, joint tenant or tenant by the entirety of the whole or part.

18.07.194 Parcel. An area of land which may or may not have lots designated under one ownership.

18.07.195 Parcel Final Map. A map showing the subdivision of land of four or fewer parcels or as otherwise required or provided by this Division and prepared in accordance with the provisions of the Subdivision Map Act and this Division and designed to be filed with the County Recorder.

18.07.196 Parking Space. Space, exclusive of driveways, ramps, columns, loading areas, office, or work areas, within a building, structure, or open parking area for the parking of one automobile. Parking Space, Tandem. A parking space located so that it

is necessary to move one or more automobiles to the automobile occupying the tandem space may gain access to or from the space.

A. Parking Off-Street. Parking that is not provided on a street or within street right-of-way and is typically provided on private or public property in the form of a parking lot or structure.

B. Parking, Shared. Parking spaces that are shared between two or more uses that are on the same site or on different sites.

18.07.197 Parklet. A temporary sidewalk extension for use by the general public within the public right-of-way.

18.07.198 Parkway. The landscaped area between the curb line and the sidewalk. Depending on the street design, the parkway may be part of a right-of-way, parcel, or a lot.

18.07.199 Paseo. A public or private walkway not adjacent to a street that provides access to pedestrian entrances to adjoining buildings.

18.07.200 Patio. A horizontal area located at existing grade and used for other than vehicular purposes and surfaced with wood, macadam, masonry, stone, brick, block, or other such material.

18.07.201 Patio Cover. A roof and supporting structures over a patio, porch, or raised platform, whether attached to or detached from a main structure. It excludes a carport or any cover that includes walls enclosing the structure.

18.07.202 Pawn shop. "Pawn shop" means an indoor retail establishment that accepts personal property as collateral for loans and offers the property for sale to the public. Pawn shops are differentiated from "secondhand stores," which do not make loans. (Ord. 1365 § 2 (part), 2014).

18.07.203 Planning Commission means the Planning and Historic Preservation Commission as established and defined under Chapter 2.40 (Ord. 1365 § 2 (part), 2014).

18.07.204 Personal Communications Services (PCS). Digital wireless telephone technology such as portable phones, pagers, faxes, and computers. PCS is also sometimes known as Personal Communication Network (PCN).

18.07.205 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 to attract attention.

18.07.206 Permanent Sign. Any sign that is not limited by this Chapter to being displayed for a limited time period. "Permanent sign" includes any sign that is mounted with a concrete foundation or that is fastened directly to a structure with bolts, nails, or similar fasteners not designed for fast removal by hand. "Permanent sign" includes a

permanently mounted sign frame that allows removal and replacement of one or more sign panels within the sign frame. "Permanent sign" excludes temporary signs and portable signs.

18.07.207 Plan Line. Preliminary alignment and street geometrics of a street, or a portion thereof, that has been adopted by the City Council.

18.07.208 Planned Sign Program. A coordinated plan for signage for a site that may include multiple buildings, tenant spaces, structures, or lots.

18.07.209 Portable Sign. A type of temporary sign that is designed to be movable and is not permanently or structurally attached to the ground, a building, a structure, or any other sign.

18.07.210 Porch. A platform open on three sides, connected to the dwelling at the front entrance.

18.07.211 Principal Use. The main purpose for which a site is developed and occupied.

18.07.212 Project. A planning entitlement and/or any construction activity or alteration of the landscape, its terrain contour, or vegetation, including the erection or alteration of structures.

18.07.213 Projecting Sign. A permanent wall sign that projects more than 12 inches from the principal exterior wall of a building or structure. It includes signs attached to a building's canopy, awning, or marquee.

18.07.214 Property Owner. The person(s) or entity to whom property tax is assessed, as shown on the latest equalized assessment roll of the County.

18.07.215 Public Road. Any street, road, or right-of-way owned or occupied by the City, intended to be used primarily by vehicles located within the incorporated area of the City.

18.07.216 Public Utility Easement or Public Utility Right-of-Way. An area of land provided for the construction, installation, and maintenance of public utilities or publicly regulated utilities, including water mains, sewer lines, gas mains, telephone lines, electric lines, and cable television.

18.07.217 Reasonable Accommodation. An adjustment to physical design standards, including but not limited to zoning, building, or subdivision standards, for persons with disabilities seeking equal access housing under the California Fair Employment and Housing Act, the Federal Fair Housing Act, and the Americans with Disabilities Act ("the Acts") in the application of zoning law and other land use regulations, policies, procedures, and conditions of approval to accommodate- the needs of a disabled residents.

18.07.218 Recessed Garage. An enclosed structure, attached to the principal structure, accessible by and suitable for the parking of automobiles, located on the same lot with the principal land use, and set back (or recessed) from the primary structure's front façade.

18.07.219 Recreational Vehicle. A motor home, travel trailer, truck camper, or camping trailer, with or without motive power, designed for human habitation for recreational, emergency, or other occupancy; or a park trailer, as defined in California Health and Safety Code § 18009.3.

18.07.220 Religious Facility. A place where religious services are conducted as the principal purpose, such as a church, mosque, synagogue or temple and may include accessory uses such as social, recreational, and community activities such as group meetings, banquets and child care.

18.07.221 Replacement Value. The amount that an owner would have to pay to replace a structure or use at the present time.

18.07.222 Reversion to Acreage. The combining of two or more recorded, contiguous lots (e.g. a subdivision or parcel map), into a single parcel, and includes abandonment of all easements and rights-of-way.

18.07.223 Roof Sign. A sign that extends above the height of a roof or the height of a parapet wall.

18.07.224 Room. Interior space or area or a portion of interior space within a building. Bathrooms, hallways, closets, and service porches are not rooms, as defined.

18.07.225 Satellite Dish. A device (also known as a parabolic antenna) incorporating a reflective surface that is solid, open, or mesh or bar-configured, and is in the shape of a shallow dish, cone, horn cornucopia, or flat plate that is used to receive or transmit radio or electromagnetic waves between terrestrially and/or orbital based units. This term includes satellite earth stations, satellite receivers, satellite discs, direct broadcast systems, television-reception-only systems, and satellite microwave antennas.

18.07.226 School. Any institution at which instruction is given in a particular discipline.

18.07.227 Secondhand Store. Also known as a thrift store or consignment store is a retail establishment that sells previously owned items such as clothing, furniture, books and household goods.

18.07.230 Senior Congregate Care Facility. A facility providing residences for senior citizens 55 years of age or more or handicapped people of any age. Care may include a central kitchen and dining, laundry, recreational activities etc., with separate bedrooms or living quarters.

18.07.228 Service Bay. A work area for the purposes of lubricating, servicing, and repairing vehicles.

18.07.229 Setback. The distance by which a structure or other development feature shall be separated from a property line or other building.

18.07.231 Short Term Rental (STR). A residential unit rented out less than 30-days at a time.

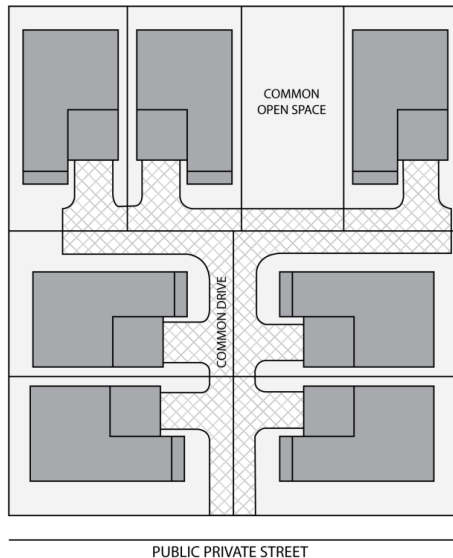
18.07.232 Sidewalk Dining. Use of a portion of a public sidewalk for outdoor consumption of food and beverages. This use is a special privilege, not a matter of right, subject to granting of a revocable permit and compliance with performance standards identified herein. Sidewalk dining may be permitted on any public right-of-way subject to review and approval by the City Manager or designee.

18.07.233 Sidewalk, Public. A pedestrian walkway within a dedicated street right-of-way.

18.07.234 Sign. A structure, device, figure, display, message placard or other contrivance, or any part thereof, situated outdoors or indoors on the ground or on a building or structure, which is designed, constructed, intended or used to advertise, provide information in the nature of advertising, provide historical, cultural, archeological, ideological, political, or social information, or direct or attract attention to an object, person, institution, business, product, service, message, event, or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, or illumination.

18.07.235 Single-Family Clustered Development. A project consisting entirely of single-family dwelling units, either attached or detached, that are located in close proximity to each other generally with common driveways or private streets and common open areas, which are not a standard lot pattern where each individual lot or unit fronts on a public street.

Single Family Clustered Development Example



18.07.236 Single-room occupancy (SRO). "SRO" means a multi-unit housing project with units intended to be occupied by an individual person. Each unit typically consists of a single occupied room of three hundred fifty square feet or less plus individual or shared bathrooms. The facility may include a shared common kitchen and activity area. SROs may be restricted to seniors or be available to persons of all ages. (Ord. 1372 § 1(I), 2015).

18.07.237 Site. The lot or group of lots or parcels under single ownership or single control, considered a unit for the purposes of development or other use.

18.07.238 Site Depth. The horizontal distance between the midpoint of the front lot line and the midpoint of the rear lot line. For a double frontage lot, the site depth is horizontal distance between the midpoints of the two front lot lines.

18.07.239 Site Width. The horizontal distance between the side property lines of a site measured at right angles to the depth at a point midway between the front and rear property lines.

18.07.240 Skilled Nursing/Intermediate Care Facility. A facility or part of a hospital which provides twenty-four-hour inpatient care, which may include skilled nursing, physician and pharmaceutical services.

18.07.241 Slope. A comparison of the vertical rise of a property to its horizontal run, expressed as a percentage.

18.07.242 Small Animal. A mammal, bird, or reptile kept, raised, and used by people and includes animals such as rabbits, chickens, ducks, turkeys, geese, doves, pigeons, peacocks, guinea fowl, and other poultry, and excludes household pets.

18.07.243 Specific Plan. A specific plan is a tool for the systematic implementation of the general plan. It effectively establishes a link between implementing policies of the General Plan and the individual development proposals in a defined area.

18.07.244 State Historic Preservation Office (SHPO). The California governmental agency charged with preserving and enhancing California's irreplaceable historic heritage as a matter of public interest so that its vital legacy of cultural, educational, recreational, aesthetic, economic, social, and environmental benefits will be maintained and enriched for present and future generations.

18.07.245 Stepback. A required setback in addition to the standard setback from a property or other line for the upper portions of a structure, such as an upper floor.

18.07.246 Street, Public. A thoroughfare, dedicated as such, or acquired for public use as such, other than an alley, which provides the principal means of access to abutting land.

18.07.247 Street Frontage. Portion of a lot that abuts a street.

18.07.248 Street, Improved. Any street which is surfaced with asphalt or concrete to the standards of the City. Street, Private. A private roadway that provides the principal means of access to two or more lots or that provides access through a private community from one street to another, excluding common driveways and private alleys.

18.07.249 Stock Cooperative Residential Housing. Residents do not own their units outright; instead they are shareholders in a corporation based on the size of their unit

18.07.250 Support Equipment. The physical, electrical, and/or electronic equipment included within a telecom facility used to house, power, transport, and/or process signals from or to the facility's antenna or antennas.

18.07.251 Supportive housing. "Supportive housing" means housing with no limit on length of stay, that is occupied by a target population, and that is linked to an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live, and, when possible, work in the community. (Ord. 1372 § 1(J), 2015).

18.07.252 Story. A habitable level within a building.

18.07.253 Structure. Anything constructed or erected, the use of which requires attachment to the ground, attachment to something located on the ground, or placement on the ground, except outdoor areas such as patios, paved areas, walks, swimming pools, tennis courts, and other similar recreation areas.

18.07.254 Subdivider. A person, firm, corporation, partnership, or association who proposes to divide, divides, or causes to be divided real property into a subdivision.

18.07.255 Subdivision. The Division, by any subdivider, of any unit or units of improved or unimproved contiguous land, or any portion thereof, shown on the latest equalized County assessment roll as a unit or as contiguous units for the purpose of sale, lease or financing, whether immediate or future except for leases of agricultural land for agricultural purposes. Property shall be considered as contiguous units, even if it is separated by roads, streets, utility easements or railroad rights-of-way.

A subdivision also includes a condominium project, a community apartment project, or a stock cooperative, as defined by §§ 1425, 4105, 4190 respectively, of the Civil Code.

18.07.256 Subdivision Design Features. Includes all aspects of proposed subdivision improvements, including, but not limited to: street alignments, grades and widths; drainage, water, sanitary sewer facilities and utilities, including alignments and widths; location and size of all required easements and rights-of-way; fire roads and firebreaks; lot size and configuration; vehicular, bicycle and pedestrian access; grading; land to be dedicated for park or recreational purposes and schools; and landscaping and tree preservation; and other specific requirements in the subdivision necessary to ensure consistency with, or implementation of, the General Plan.

18.07.257 Subdivision Improvement. Any public or private streets, easements, sidewalks, bicycle and pedestrian ways, storm drainage facilities, water and sewer facilities, utilities, landscaping to be installed, by the subdivider on- or off-site.

18.07.258 Subdivision Map Act. The State of California Government Code §§ 66410 et seq.

18.07.259 Substandard Street. A street with a right-of-way width that is narrower than the width identified for that street classification in the City's Street standards.

18.07.260 Suite. A group of two or more rooms which can be joined together for a single occupancy.

18.07.261 Swimming Pool. Any swimming pool, wading pool, fishpond, or any other outside body of water, whether above or below ground, created by artificial means and maintained in connection with a single family or multi-family residence, apartment house or complex, motel, hotel, or any other type of building, and having a depth greater than 24 inches and not located within a completely enclosed building

18.07.262 Tandem Parking. Parking where two parking spaces are located end to end such that one of the parking spaces is accessed only through the other parking space.

18.07.263 Target population. "Target population" means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section [4500](#)) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

18.07.264 Telecommunications Facility or wireless telecommunication facility. An unstaffed facility, generally consisting of antennas, and equipment cabinet or structure, and related equipment, for public, commercial and private electromagnetic and photoelectrical transmission, broadcast, repeater and receiving stations for radio, television, telegraph, telephone, data network, and wireless communications, including stationary commercial earth stations for satellite-based communications. Includes antennas, commercial satellite dish antennas, and equipment buildings. Does not include telephone, telegraph and cable television transmission facilities utilizing hard-wired or direct cable connections, or vehicles utilizing global positioning satellite (GPS) direction-finding technology, or equipped for reception of commercial satellite radio, television, or internet programming.

18.07.264 Temporary Sign. A sign intended to be displayed for a limited time period, both by the nature of its construction materials, design, or the restrictions of this Chapter. This includes banners, posters, yard signs, temporary ground signs, and portable signs.

18.07.265 Temporary Structure. A structure, typically without any foundation or footings, and which is required to be removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

18.07.266 Tentative Parcel Map. A map showing the design and improvements of a proposed subdivision for five or more lots, and the existing conditions in and around it.

18.07.267 Toe of Slope. That point or line of initial break where the terrain changes to an upward direction.

18.07.268 Tower. Any structure that is designed and constructed primarily for the purpose of supporting one or more antennas.

18.07.269 Tower, Lattice. A multiple-sided, open, metal frame support structure that supports antennas and related equipment, typically with three or four support legs. "Carrier" means a company that provides wireless telecommunication services.

18.07.270 Tower, Wireless. A structure that is designated and constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guy towers, or monopole towers. The term includes radio and television

transmission towers, microwave towers, common carrier towers, cellular telephone towers, alternative tower structures, and similar structures.

18.07.271 Townhome or Townhouse. A multi-unit dwelling unit in a row of such units, where each unit has its own front access at the ground floor, or a single-unit dwelling with a main entrance on the ground floor that is attached to two or more similar units on adjacent individual lots.

18.07.272 Transitional housing. "Transitional housing" means buildings configured as rental housing developments but operated under program requirements that mandate the termination of assistance and recirculation of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no longer than two years from the beginning of the assistance.

18.07.273 Transit Station. A site where there is the intersection of two or more bus, train, or similar transport routes serviced by any transit entity.

18.07.274 Transit Stop. A bus or similar transport stop serviced by any transit entity.

18.07.275 Transportation Demand Management Plan (TDM). Strategies and policies to reduce travel demand or to redistribute the demand in space or in time.

18.07.276 Triplex. A multi-unit dwelling with three dwelling units on a single lot.

18.07.277 Uniform Building Code. The Construction Code of the City of Maryville.

18.07.278 Unit. A residential dwelling unit unless the context dictates otherwise.

18.07.279 Urban Reserve means lands that are reserved for future urban use, that do not have assigned a General Plan land use designation for a specific type of use, that require comprehensive planning prior to urbanization, and that are intended to be retained in their current use, agricultural use, or similar minimal use until urbanized.

18.07.280 Use. The purpose for which a site or structure is arranged, designed, intended, constructed, erected, moved, altered, or enlarged, or for which either a site or a structure is or may be occupied or maintained.

18.07.281 Use Frequented by Minors. A use where a regular and substantial portion of the clientele are minors, including skating rinks, gymnastic facilities, dance studios, cheerleading studios, and fast-food restaurants with playground areas for minors.

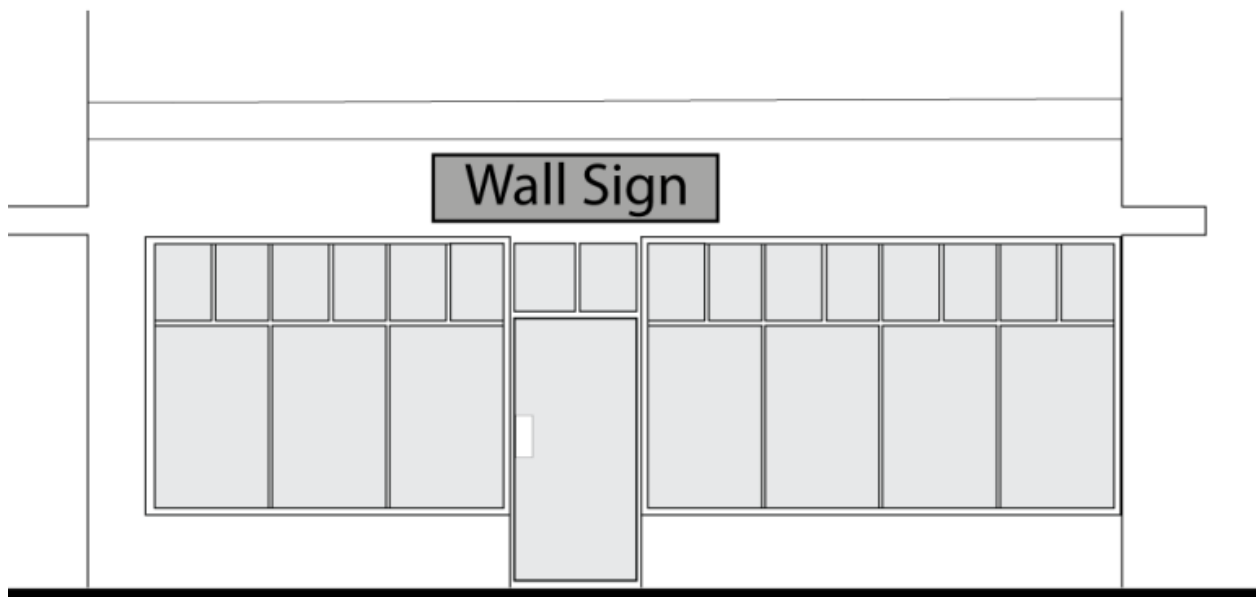
18.07.282 Vehicle Sign. A sign that is attached to or painted on a motor vehicle, trailer, or similar vehicle. Vehicle graphics less than four square feet in area that are painted on or attached to such vehicles are not included in this definition.

18.07.283 Vendor Cart/Stand. A temporary outdoor cart or stand selling food and/or beverages (e.g., fruit, hot dogs, ice cream) and other like merchandise without any outdoor seating.

18.07.284 Vesting Tentative Map. A tentative map for a subdivision of land shall have printed conspicuously on its face the words “Vesting Tentative Map” or “Vesting Tentative Parcel Map” at the time it is filed and processed in accordance with this Division. A vesting tentative map is a map with confers a “vested” right to proceed with development in accordance with the regulations in effect at the time the map is approved.

18.07.285 Wall. Any structure or device forming a physical barrier which is so constructed that 50 percent or more of the vertical surface is closed and prevents the passage of light, air, and vision through said surface in a horizontal plane.

18.07.286 Wall Sign. A sign attached to, erected against, painted on, or otherwise adhered to the wall of a building or structure.



18.07.287 Waste. Unused or discarded matter and material which consists, without limitation or exclusion by enumeration of such matter and material as rubbish, refuse and matter of any kind including but not limited to, rubble, debris, asphalt, concrete, plaster, tile rocks, bricks, soil, building materials, crates, cartons, containers, boxes, furniture and household equipment or parts thereof, lumber, trash, dirt, machinery or parts thereof, scrap metal and pieces of metal, ferrous or nonferrous, bottles, bedding and other similar matter.

18.07.288 Wildland-urban interface. The geographic line, area, or zone where structures and other human development meet or intermingle with undeveloped wildland or vegetative fuels.

18.07.289 Window Sign. A sign placed in or painted upon a window, regardless of whether the visual image is on the interior or exterior of the window, or both.

18.07.290 Wireless Telecommunications Services. The provision of services using a wireless telecommunications facility or a wireless telecommunications co-location facility, and shall include, but not be limited to, the following services: personal wireless services as defined in the Federal Telecommunications Act of 1996 at 47 U.S.C. § 332(c)(7)(C) or its successor statute, cellular service, personal communication service, and/or data radio telecommunications.

18.07.291 Workforce Housing. Workforce Housing is intended to provide “missing middle” housing, which falls in the medium to high density housing land use categories, to offer middle-income workers an affordable place to live proximate to jobs.

18.07.292 Yard. An open space on a site that is required to remain unobstructed from the ground to the sky, except where specifically provided by this Code. “Yard” includes a front yard, a side yard, a rear yard, or required space between structures.

18.07.293 Yard Sign. A temporary sign constructed of paper, poster board, cardboard, wallboard, corrugated plastic, or other light materials and affixed to the ground by a wire frame, wooden or metal stake, or similar post and designed to be quickly removed by hand or simple hand tools.

18.07.294 Zone. A land area shown on the official Zoning Map of the City of Marysville 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.). Also referred to as a zoning district.

18.07.295 Zone Boundary. The line separating one or more zones as shown on the official Zoning Map.