

TITLE 9

DIVISION 14: DEFINITIONS/CLARIFICATIONS

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CHAPTER 1: DEFINITIONS

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DEFINITIONS: Unless specifically defined within this section, or unless otherwise defined within this Title, word(s) and/or phrase(s) used in this Title shall be interpreted and/or have the meaning as defined in Webster's Dictionary. All words and phrases shall be interpreted to give this Title its most restrictive application.

§ 91401.00 "A"

ABUT To physically touch, border upon, or to share a common corner or property line. For the purpose of this Title, abutting properties shall also include those properties separated by any road, street, alley, or highway, except a State/Federal major highway, or any highway more than two lanes.

ACCEPT The term accept shall not be confused with received. For the purpose of this Title, an application submitted to the Department is considered as "received" only. The application may upon review be deemed by staff to be "accepted" or "complete" or "rejected". For purpose if this Title, "accept" means a determination whereby an application that has been fully reviewed, and which has all required information shall be deemed as "accepted".

ACCESS	The place or way by which pedestrian and/or vehicles shall have safe, adequate, usable physical and legal ingress or egress to a property or use.
ACCESS DRIVE	A physically improved way or means of approach to provide ingress/egress to a property.
ACCESSORY BUILDING	A detached structure that is a subordinate building or structure to the primary use/structure, the use of which is customarily incidental to that of the main building or to the main use of the land, which is located on the same lot/parcel with the main building or use. For example, a detached carport, a workshop, or a hobby room.
ACCESSORY FACILITY	Any improvement constructed, installed, or established to perform some particular function that is incidental to or facilitates the primary use.
ACCESSORY USE	<p>A structure/use that is:</p> <ul style="list-style-type: none"> a. Subordinate to and serves a primary building or principal use; and b. Is subordinate in area, extent, or purpose to the principal use; and c. Contributes to the comfort, convenience or necessity of the principal building/use; d. Is located on the same lot/parcel as the principal use. <p>For the purpose of Division 16, this term means “a use which is incidental and subordinate to the principal use of the parcel of land on which it is located”.</p>
ACRE	A measure of land containing forty-three thousand five hundred and sixty (43,560) net square feet.
ACCESSORY DWELLING UNIT	<p>An attached or detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provision for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family is situated. An accessory dwelling unit also include the following:</p> <ul style="list-style-type: none"> 1. An efficiency unit as defined in Division 14 Section 91401.04 2. A manufactured home as defined in Division 14 Section 91401.12.
ACTUAL CASH VALUE	Current market value as determined by a certified real property appraiser or actual sales price.
ADULT BOOKSTORE	A retail establishment selling publications and other material of a sexually explicit nature, or materials generally not for view by minors.
AGRICULTURE	Farming, including animal husbandry and the production and management of crops (including aquatic crops) for food, fiber, fuel, and ornament.
AIRPORT (PRIVATE)	A private airplane landing strip airport or airstrip intended for the sole use of the airport owner and his or her invitees.
AIRPORT (PUBLIC)	A publicly or privately owned airport that offers the use of its facilities to the public without prior notice or special invitation or clearance, and that has been issued a California Airport Permit by the Division of Aeronautics of the California Department of Transportation.

ALQUOT	The division or measurement of land in one-half (1/2) or one-quarter (1/4) portions.
ALLEY	A public through fare, permanently reserved as a secondary means of access to abutting property. Alley(s) in and of themselves do not constitute legal and physical access.
ALLUVIAL FAN	A geomorphologic feature characterized by a cone or fan-shaped deposit of boulders, gravel, and fine sediments that have been eroded from mountain slopes, transported by flood flows, and then deposited on the valley floors, and which is subject to flash flooding, high velocity flows, debris flows, erosion, sediment movement and deposition, and channel migration.
AMBIENT NOISE LEVEL	The composite of noise from all sources excluding the alleged offensive noise. In this context, it represents the normal or existing level of environmental noise at a given location for a specified time of the day or night.
AMUSEMENT PARK	An outdoor facility, which may include structures and buildings, where there are various facilities for entertainment, including rides, booths for the conduct of games or sales of items, and buildings for shows and entertainment.
ANIMAL HUSBANDRY	A branch of agriculture for the raising or nurturing and management of animals, including breeding, pasturing and ranching.
ANIMALS (PET)	Small domesticated animals such as dogs, cats, and birds, which are customarily kept for pleasure rather than utility.
ANIMALS (WILD)	Animals which are wild by nature and not customarily domesticated.
ANTENNA (FREESTANDING)	A metallic device or non-metallic for transmitting or receiving radio waves which is not attached to the roof of a building. "Freestanding antennas" includes antennas supported by guy wires and similar mechanisms.
APARTMENT HOUSE	Any building, or portion thereof, which contains three or more dwelling units for lease or rent.
APEX	The point of highest elevation on an alluvial fan, which on undistributed fans is generally the point where the major stream that formed the fan emerges from the mountain front.
APPEAL	A request for a review of an Administrator's interpretation of any provision of this ordinance.
APIARY	A shed or stand containing a number of bee hives.
APICULTURE	Beekeeping, which includes one or more hives or boxes occupied by bees (hives or boxes includes colonies), but does not include honey houses, extraction houses, warehouses or appliances.
APPROVED ACCESS	Access to a building or property via an authorized and legal means.

APPROVING AUTHORITY	The decision-making body or official designated by Title 9, Board Resolution, or by Ordinance to approve geothermal permits. In most cases, this will be the Board of Supervisors, Planning Commission, Planning Director, or other official as may be designated.
AQUACULTURE	The production and management of water based food sources, such as fish, shrimp and vegetable matter.
AREA OF SHALLOW FLOODING	A designated AO or AH Zone on the Flood Insurance Rate Map (FIRM). The base flood depths range from one to three feet; a clearly defined channel does not exist; the path of flooding is unpredictable and indeterminate; and velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.
AREA OF SPECIAL FLOOD HAZARD	See "special flood hazard area".
AREA OF SPECIAL FLOOD-RELATED EROSION HAZARD	The land within a community which is most likely to be subject to severe flood-related erosion losses. The area may be designated as Zone E on the Flood Insurance Rate Map (FIRM).
AREA OF SPECIAL MUDSLIDE (i.e. mudflow) HAZARD	The area subject to severe mudslides (i.e. mudflows). The area is designated as Zone M on the Flood Insurance Rate Map (FIRM).
AUTOMOBILE SERVICE STATION	A retail business establishment primarily supplying gasoline and oil to motor vehicles, automobiles, light truck, and providing minor servicing and sales of motor vehicles accessories (this shall not include a truck repair or service station).
AVIARY	Any place where domestic birds are kept for commercial purposes.

§ 91401.01 "B"

BAKERY	A commercial enterprise engaged in the production and resale/wholesale marketing of bakery goods, and which may include incidental retail sales.
BAR	A structure, or part of a structure, used primarily for the sale or dispensing of liquor by the drink.
BASE FLOOD	A flood which has a one percent chance of being equaled or exceeded <u>in any given year</u> (also called the "100-year flood").
BASEMENT	Any area of the building having its floor subgrade – i.e., below ground level – on all sides.
BEVERAGE CONTAINER RECYCLING COLLECTION CENTER	An accessory use which includes a place, mobile unit, reverse vending machine, or other device where a certified recycling center accepts one (1) or more types of empty beverage containers from consumers, and pays or provides the redemption value and any applicable redemption bonus for one (1) or more types of empty beverage containers and intended for

implementation of the California Beverage Container Recycling and Litter Reduction Act of 1986.

BIOFUEL

Bio-fuel is essentially the same as fossil fuel except that fossil fuels are ancient, accumulated over millions of years, while biofuels are produced from presently living organisms. Biofuels are generally produced from plants, algae, or animal fats. As those living organisms may consume carbon dioxide during their growth, biofuels have the added benefit that they may be carbon neutral.

BIOMASS

Biomass is fuel that is developed from organic materials, a renewable and sustainable source of energy used to create electricity or other forms of power. Examples of acceptable material in Imperial County that can make up biomass fuels are: scrap lumber, forest debris, certain crops, and manure.

BITUMINOUS ROAD MIX

A hard surface road paving material complying with the specifications of Section 38 of the January 1981 California Department of Transportation Standards and Specifications.

BOARD OF SUPERVISORS

Board of Supervisors - A county's legislative body. Board members are elected by popular vote and are responsible for enacting ordinances, imposing taxes, making appropriations, and establishing county policy. For the purpose of this Title, the Board of Supervisors of the County of Imperial.

BOARDING AND ROOMING HOUSE

A building or portion thereof, which is used to accommodate, for compensation, three or more boarders or roomers; not including members of the occupant's immediate family who might be occupying such building. The word "compensation" shall mean money, services, or other items of value, including services in kind.

BREAKAWAY WALLS

Any type of walls, whether solid or lattice, and whether constructed of concrete, masonry, wood, metal, plastic or any other suitable building material which is not part of the structural support of the building and which is designed to break away under abnormally support high tides or wave action without causing any damage to the structural integrity of the building on which they are used or any buildings to which they might be carried by flood waters. A breakaway wall shall have a safe design loading resistance of not less than ten and no more than twenty pounds per square foot. Use of breakaway walls must be certified by a registered engineer or architect and shall meet the following conditions:

1. breakaway wall collapse shall result from a water load less than that which would occur during the base flood, and
2. the elevated portion of the building shall not incur any structural damage due to the effects of wind and water loads acting simultaneously in the event of the base flood.

BUILDING

Any structure used, or intended for supporting or sheltering any use or occupancy. The term "building" may also be considered as a structure and visa versa.

BUILDING HEIGHT

The vertical distance from the average natural finished grade level of the site to the highest point of the structure.

BUILDING OFFICIAL	The Imperial County Director of the Planning & Development Services Department or his/her specified designee.
BUILDING SITE	The ground area of the building, or group of buildings, together with all open spaces as required by this Division.

§ 91401.03 "C"

CAMPGROUND	A plot of ground upon which two (2) or more campsites are located, established, or maintained for occupancy by camping units of the general public as temporary living quarters for recreation, education, or vacation purposes.
CAMPING TRAILER	See "recreational vehicle".
CAMPING UNIT	Any tent trailer, R. V. cab, lean-to, or similar structure established or maintained and operated in a campground as temporary living quarters for recreation, education, or vacation uses
CARETAKER	An employee who must be on the property for a substantial portion of each day for security purposes or for the vital care of people, plants, animals, equipment, or other conditions of the site, and who does not have a possessory interest in the property.
CARGO CONTAINER	<p>A metal storage unit designed to be transported by ship, rail or truck. Manufactured to standards including heavy duty fourteen gauge ribbed steel construction and with typical dimensions of 8ft. in width 10-14ft. in length, and an overall height of 8ft. 6in.</p> <p>"Cargo containers" may be used as an accessory storage unit, with an approved building permit, which is subordinate to, and the use of which is incidental to, that of the primary structure on the same lot.</p> <p>For a cargo container located on residentially-zoned lots, in addition to an approved building permit, the container must be modified to "blend-in" with the existing residential structures on-site.</p>
CARPORT	A permanent roofed structure with not more than two enclosed sides, used or intended to be used for automobile shelter and/or storage.
CEMETERY	An area for burial or entombment of the deceased.
CENTERLINE, (LEGAL)	A line designated by Official Survey to be the center of a future or existing fully developed easement, street, road, or highway, which may or may not coincide with the construction centerline.
CHEMICALS	Includes such compounds as adhesives, explosives, fertilizers, industrial fazes, ink, lacquer, paints, pesticides, pigments and dyes, sealants, shellac, synthetic rubber, thinner and varnishes, etc.

CHURCH	A building, where persons regularly assemble for worship, and which building, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain public worship
CLUB	An association of persons, whether incorporated or unincorporated, for some common purpose, but not including groups organized primarily to render a service carried on as a business.
COASTAL HIGH HAZARD AREA	An area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. It is an area subject to high velocity waters, including coastal and tidal inundation or tsunamis. The area is designated on a Flood Insurance Rate Map (FIRM) as Zone V1-V30, VE, or V.
COLUMBARIUM	"Columbarium" means a structure of vaults lined with recesses for incendiary urns for the ashes of cremated bodies.
COMMERCIAL COACH	"Commercial coach" means a vehicle, without an engineer or other power, designed and equipped for human occupancy for industrial, professional, or commercial purposes, and not designed or used for living space.
COMMERCIAL PURPOSES	"Commercial purposes" means the raising or growing of any plant or plant crop; the raising, breeding, or training of any animal, bird, or fowl; or the providing of a service, each having profit as the primary aim.
COMMON PROPERTY LINE	"Common property line" means a lot line shared by two (2) or more contiguous properties.
COMMUNITY CARE FACILITY	"Community care facility" means any facility, place, or building which is maintained and operated to provide non-medical residential care, day treatment, adult day-care, or home finding agency services for children, adults, or children and adults, including, but not limited to, the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children, and as otherwise defined by Section 1502, California Health and Safety Code.
COMMUNITY CENTER	"Community center" means a building used for recreational, social, educational, or cultural activities, which is owned and operated by a public or nonprofit group or agency.
COMMUNITY NOISE EQUIVALENT (CNEL)	This is a composite and weighted average noise evaluation measure developed by the U.S. Environmental Protection Agency to describe the noise environment over a 24-hour period. Noises which occur from 10 p.m. to 7 a.m. on the "A" scale have added them a weighting of 10 decibels for this period and a weighting of 5 decibels for the period from 7 p.m. to 10 p.m. to account for people's increased sensitivity to noise at night.
COMMUNITY RECREATION FACILITY	"Community recreation facility" means a recreational facility, such as a park or swimming pool, including accessory structures, maintained and operated for the benefit of residents of a particular residential development, such as an apartment, condominium, townhouse, subdivision, or mobile home park.

COMPATIBLE USE	Any use which does not significantly detract from the principle use of the property or adjoining use.
CONTRACTOR'S SERVICES AND STORAGE YARD	An open area, which may include garages and sheds, for the storage of vehicles, equipment and materials which are associated with a contracting business or operation, where sales, manufacturing and processing activities are specifically excluded.
CONDITIONAL USE	"Conditional use" means a use permitted in a particular zoning district only upon showing that such use in a specified district will comply with all the conditions and standards for the location or operation of such use as specified in this Title and authorized by the Planning Director or the Planning Commission or the Board of Supervisors through the issuance of a conditional use permit.
CONDITIONAL USE PERMIT	"Conditional use permit" (CUP) means a permit issued by the Planning Director, or the Planning Commission or other decision making authority stating that the conditional use meets all conditions set forth in this Title and all others established by the Planning Commission or other decision making authority.(types of CUP's: Minor, Major & Intermediate).
CONDOMINIUM	"Condominium" means an estate in real property consisting of an undivided interest in common in a portion of a parcel of real property together with a separate interest in a space in a residential, industrial, or commercial building on such real property. (See California Civil Code Section 783).
CONVALESCENT HOSPITAL	"Convalescent hospital" means a health facility having a duly-constituted governing body with overall administrative and professional responsibility and an organized medical staff which provides 24-hour inpatient care, including the following basic services: medical, nursing, surgical, anesthesia, laboratory, radiology, pharmacy, and doctoring services, or a health facility which provides skilled nursing care and supportive care to patients whose primary need is for availability of skilled nursing care on an extended basis.
COUNTRY CLUB	"Country club" means a land area and buildings containing recreational facilities, clubhouse, and usual accessory uses, open only to members and their guests for a membership fee.
COUNTY	"County" means the County of Imperial.
COUNTY OFFICIAL	"County official" means any employee of the County of Imperial.
CREMATORY	"Crematory" means a building or structure operated in conjunction with a columbarium, mausoleum, cemetery, or mortuary containing one (1) or more furnaces for the reduction of bodies of deceased persons to cremate remains.
CUL-DE-SAC	A passage or place with only one outlet, such as a dead-end street or blind.

§ 91401.04 "D"

DAY-CARE CENTER	"Day-care center" means a public or private enterprise which provides full day-care services to four (4) or more children
DEAD STORAGE (RV)	"Dead storage" means the storage of the owner's or occupant's recreational vehicle on the site in such a manner that it is not connected to any utilities and/or occupied as living quarters, either temporarily or permanently.
DEAD STORAGE (M/H)	"Dead storage" means the storage of the owner's or occupant's mobile home on the site in such a manner that it is not connected to any utilities and/or occupied as living quarters, either temporarily or permanently.
DECIBEL, db	"Decibel" or "db" means a unit for describing the amplitude of sound, equal to twenty (20) times the logarithm to the base ten (10) of the ratio of the pressure of the sound measured to the reference pressure, which is twenty (20) micropascals (twenty (20) micro newtons per square meter).
DECISION-MAKING AUTHORITY	"Decision-making authority" means the Director of Planning, the Planning Commission, or the Board of Supervisors, depending on which has been assigned the responsibility and authority for reviewing and approving a particular permit pursuant to this Title, or other County Ordinance.
DEDICATION	"Dedication" means a conveyance of land to some public use, especially streets, made by the owner and accepted for such use by or on behalf of the public.
DEEP SOLAR PONDS AND HYPER-SALINE BRINE POND:	A salty and shallow body of water may present a unique opportunity for an on-demand source of renewable energy. In salty and shallow bodies of water, both natural and man-made, high salty water may sink to the bottom with the less saline water rising to the top, virtually stopping convection, decreasing heat loss through evaporation, and creating a high temperature gradient from the surface to the bottom of the water with the temperature of the brine at the bottom potentially approaching the boiling point. When this occurs, the high water temperature on the bottom can be used to heat a working fluid that is used to run an organic Rankine cycle generator utilizing an expansion turbine like in a conventional steam power plant.
DENSITY	"Density" means the number of dwelling units per unit of land.
DENSITY BONUS	"Density bonus" means a density increase over the otherwise maximum residential density allowable by the applicable General Plan land use category.
DESIGNATED URBAN AREA	"Designated urban area" means any area within the unincorporated County designated for urban development within the General Plan Land Use Element.
DEVELOPMENT	"Development" means the division of a parcel of land into two (2) or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation,

landfill, grading, or land disturbance; and any use or extension of the use of land.

For the purpose of Division 16, it shall mean any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials

All proposed development in flood hazard areas shall be reviewed to determine that:

- (1) Such proposals are consistent with the need to minimize flood damage and will be reasonably safe from flooding.
- (2) Where the proposed development has more than 50 lots or is larger than 5 acres and base flood elevations are not included on the FIRM, the base flood elevations determined in accordance with Section 91604.02 B.1 of Title 9 Land Use Ordinance Division 16.
- (3) All public utilities and facilities, such as sewer, gas, electric, communications, and water systems are located and constructed to minimize or eliminate flood damage.

Adequate drainage is provided to reduce exposure to flood hazards; in Zones AH and AO, adequate drainage paths shall be provided to guide floodwater around and away from proposed structures.

**DISCRETIONARY
DECISION**

"Discretionary decision" means a decision requiring the exercise of judgment or deliberation when the public official or body decided to approve or disapprove a particular activity.

DISTRICT ATTORNEY

"District Attorney" means the District Attorney of the County of Imperial or a designee.

**DOMESTIC
AGRICULTURE**

"Domestic agriculture" means agriculture activities carried on for noncommercial purposes.

DOUBLE-FRONTAGE LOT

See "lot, through".

DUPLEX

"Duplex" means a building with two (2) attached dwelling units, each with its own roof, oriented in a common wall relationship as one (1) building.

DWELLING

Any building, or portion thereof, which contains not more than two dwelling units.

**DWELLING (SINGLE
FAMILY)**

A detached building or structure designed for, or occupied exclusively by, not more than one family.

**DWELLING (TWO
FAMILY)**

A detached building or structure designed for, or occupied exclusively by, not more than two families living independently of each other. May also be known as a duplex.

**DWELLING (MULTIPLE
FAMILY)**

A building, or portion thereof, designed for or occupied by three or more families living independently of each other.

DWELLING UNIT

Any building, or portion thereof, which contains living facilities, including provisions for sleeping, eating, cooking, and sanitation as required by the Uniform Building Code for not more than one family.

§ 91401.04 "E"

EASEMENT	A right given by the owner of land to another party for specific limited use of that land. e.g. a property owner may give or sell an easement on his/her property to allow utility facilities like power lines or pipelines, to allow light to reach a neighbor's windows, or to allow access to another property.
EDUCATIONAL INSTITUTION	A grade school, high school, college, or university giving general academic instruction equivalent to the standards prescribed by the State Board of Education.
EFFICIENCY DWELLING UNIT	Occupied by no more than two persons which have a minimum floor area of 220 square feet. An additional 100 square feet of floor area shall be provided for each occupant of such unit in excess of two. The unit shall be provided with a closet, a kitchen sink, cooking appliances and refrigeration facility, each having a clear working space of no less than 30 inches in front. Light and ventilation conforming to the California Residential Code shall be provided. The unit shall be provided with a separate bathroom containing a water closet, lavatory and bath tub or shower.
EIGHTY ACRES	"Eighty acres" means an aliquot division of a section of land consisting of one-half (1/2) of one quarter (1/4) of a section.
ELDERLY HOUSEHOLD	A household within which, 1) at least one person is a senior citizen, and 2) all other residents except the spouse or person who resides with and provides primary physical or economic support of the senior citizen are at least 55 years of age or older.
EMERGENCY SHELTER	Immediate and short-term housing with supportive services for homeless persons that is limited to occupancy of six months or less. No individual or household may be denied emergency shelter because of an inability to pay.
ENCROACHMENT (FLOOD)	The advance or infringement of uses, plant growth, fill, excavation, buildings, permanent structures or development into a floodplain which may impede or alter the flow capacity of a floodplain.
EXISTING MANUFACTURED HOME PARK OR SUBDIVISION	A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.
EXPANSION TO AN EXISTING MANUFACTURED HOME PARK OR SUBDIVISION	The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

EXTERIOR NOISE LEVEL	"Exterior noise level" means the noise level as measured near the exterior of a structure usually within fifty (50) feet of the structure.
ELECTRICAL VEHICLE CHARGING STATIONS	Is an element in an infrastructure that supplies electric energy for the recharging of electric vehicles

§ 91401.05 "F"

FACTORY BUILT HOUSE	A residential structure constructed in conformance with the State of California Factory Housing Code.
FAMILY	An individual, or two or more persons related by blood or marriage or a group of not more than five persons (excluding servants) who need not be related by blood or marriage living together in a dwelling unit.
FARMERS' MARKET	"Farmers' market" means a retail market where agricultural produce is offered for sale to the general public, either within an enclosed building or outdoors.
FARM LABOR HOUSING CONTRACT LABOR	"Farm labor housing, contract labor" means living quarters, single-family or group housing, provided by a labor contractor for farm laborers which are not full-time farm employees on lands owned or leased by the owner of the living quarters. Section 17021.5 and 17021.6 of the California Health and Safety Code
FARM LABOR HOUSING ON SITE EMPLOYEE	"Farm labor housing, on-site employee" means living quarters, either single-family or group housing, provided for full-time farm laborers employed on the site or on lands owned or leased by the owner of the living quarters.
FARM STAND	"Farm stand" means a permanent or temporary structure utilized for the sale of agriculture, horticultural, or farming products grown or produced by the owner or lessee of the property on which the structure is located. A. A "permanent farm stand" is one that is used throughout the year and no thirty (30) day time period elapses where the stand is not utilized. B. A "temporary" farm stand is one that is used seasonally and normally periods of time in excess of thirty (30) days pass where the stand is not utilized. A temporary farm stand shall not be used in excess of one hundred and eighty (180) cumulative days within a calendar year.
FAST-FOOD RESTAURANT	"Fast-food restaurant" means an establishment whose principal food business is the sale of pre-prepared or rapidly prepared food directly to the customer in a ready-to-consume state for consumption either within the restaurant building or off the premises
FESTIVALS AND SIMILAR EVENTS	Events such as amusement rides, art shows, concerts, craft fairs, itinerant shows and religious revival meetings.
FENCE	"Fence" means an artificially constructed barrier of any approved material or combination of materials erected to enclose or screen areas of land.

FLOOD, FLOODING OR FLOOD WATER	A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters; the unusual and rapid accumulation or runoff of surface waters from any source; and/or mudslides (i.e. mudflows); and the condition resulting from flood-related erosion.
FLOOD BOUNDARY AND FLOODWAY MAP (FBFM)	The official map on which the Federal Emergency Management Agency or Federal Insurance Administration has delineated both the areas of special flood hazards and the floodway.
FLOOD HAZARD BOUNDARY MAP	The official map on which the Federal Emergency Management Agency or Federal Insurance Administration has delineated the areas of flood hazards.
FLOOD INSURANCE RATE MAP (FIRM)	The official map on which the Federal Emergency Management Agency or Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.
FLOOD INSURANCE STUDY	The official report provided by the Federal Insurance Administration that includes flood profiles, the Flood Insurance Rate Map, the Flood Boundary and Floodway Map, and the water surface elevation of the base flood.
FLOOD-RELATED EROSION	The collapse or subsidence of land along the shore of a lake or other body of water as a result of undermining caused by waves or currents of water exceeding anticipated cyclical level or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as unforeseeable event which results in flooding.
FLOOD-RELATED EROSION AREA or FLOOD-RELATED EROSION PRONE AREA	A land area adjoining the shore of a lake or other body of water, which due to the composition of the shoreline or bank and high water levels or wind-driven currents, is likely to suffer flood-related erosion damage.
FLOOD-RELATED EROSION AREA MANAGEMENT	The operation of an overall program of corrective and preventive measures for reducing flood-related erosion damage, including but not limited to emergency preparedness plans, flood-related erosion control works, and floodplain management regulations.
FLOODPLAIN OR FLOOD-PRONE AREA	Any land area susceptible to being inundated by water from any source – see “Flooding”.
FLOODPLAN ADMINISTRATOR	The individual appointed to administer and enforce the floodplain management regulations.
FLOODPLAIN MANAGEMENT	The operation of an overall program of corrective and preventive measures for reducing flood damage and preserving and enhancing, where possible, natural resources in the floodplain, including but not limited to emergency preparedness plans, flood control works, floodplain management regulations, and open space plans.

FLOODPLAIN MANAGEMENT REGULATIONS	This ordinance and other zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as grading and erosion control) and other application of police power which control development in flood-prone areas. This term describes federal, state or local regulations in any combination thereof which provide standards for preventing and reducing flood loss and damage.
FLOODPROOFING	Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents (Refer to FEMA Technical Bulletins TB 1-93, TB 3-93, and TB 7-93 for guidelines on dry and wet flood proofing.)
FLOODWAY	The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot. Also referred to as "Regulatory Floodway".
FORTY ACRES	"Forty acres" means an aliquot division of a section of land consisting of one-quarter (1/4) of one-quarter (1/4) section of land.
FOUNDATION SYSTEM	An assembly of materials constructed below, or partially below grade, not intended to be removed from its installation site, which is designed to support the structure and engineered to resist the imposition of external natural forces as defined by the Health and Safety Code.
FUNCTIONALLY DEPENDENT USE	A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes <u>only</u> docking facilities, port facilities necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, and does <u>not</u> include long-term storage or related manufacturing facilities.
FUNERAL HOME	"Funeral home" means an establishment with facilities for the preparation of the deceased for burial or cremation, for the viewing of the body, and for funerals

§ 91401.06 "G"

GARAGE	"Garage" is a building or portion thereof in which a "motor vehicle" containing flammable or combustible liquids or gas in its tank is stored, repaired or kept.
GENERAL PLAN	"General plan" means the General Plan of the County of Imperial, as adopted by the Board of Supervisors pursuant to California Government Code.
GEOHERMAL ELECTRIC GENERATION PROJECT	A geothermal project whose prime purpose is the generation of electricity for commercial distribution and sale, and whose energy is derived primarily from geothermal resources, and which project may, but need not necessarily, include the production of the geothermal resource. Such project shall be classified as a major, intermediate, or minor, as appropriate.

GEOHERMAL INTERMEDIATE PROJECT	A geothermal project which does not fall within the definition of either a major or minor geothermal project; that is, a project using more than one production and/or one injection well, or having a geothermal resource flow of more than one hundred gallons per minute (or fifty thousand pounds per hour); and using no more than six wells (production or injection in any combination); or having an average resource flow of less than two thousand gallons per minute (or one million pounds per hour).
GEOHERMAL MAJOR EXPLORATORY WELL	Any well which in other respects may be to depths and of such size as to be fully capable of producing any resource encountered, or being utilized for injection of fluids, but which is not permitted to produce or inject beyond that necessary to evaluate any resource encountered. A major exploratory well may not be flowed or utilized for injection of fluids for more than three months in any twelve month period. A major exploratory well permit may not authorize more than six wells.
GEOHERMAL MAJOR PROJECT	A geothermal project for the large scale production or use of geothermal resources and which involves more than six wells (production or injection in any combination) or the average resource flow of more than 2000 gpm (or one million pounds per hour).
GEOHERMAL MINOR EXPLORATORY WELL	A well less than one thousand feet deep drilled for monitoring purposes, and which is not permitted to produce or inject any resource. Minor exploratory wells may be flowed only to the extent necessary to clean out the well and take measurements and samples. A minor exploratory well permit may authorize up to twenty-five wells.
GEOHERMAL MINOR PROJECT	A geothermal project for the production or use of geothermal resources and using no more than one production and one injection well, and maximum geothermal resource flow of one hundred gallons per minute (or fifty thousand pounds per hour).
GEOHERMAL PROJECT	Any activity to discover, test, produce, or use geothermal resources. A project whose intended purpose is the discovery, test, production, or use of geothermal heat, minerals or other productions, or a project which encounters or produces resources over 140 degrees F or with over 10,000 parts per million total dissolved solids, is a geothermal project. The use of heat, mineral or other products which may initially have derived from geothermal resources produced by a separate project, shall not in itself classify a project as a geothermal project.
GEOHERMAL RESOURCE	Is defined by the California Public resources Code, Section 6903, as: "The natural heat of the earth, the energy in whatever form, below the surface of the earth present in, resulting from or created by, or which may be extracted from, such natural heat, and all minerals in solution or other products obtained from naturally heated fluids, brines, associated gases and steam, in whatever form, found below the surface of the earth, but excluding oil, hydrocarbon gas, or other hydrocarbon substances."
GEOHERMAL TEST FACILITY	A geothermal project which may include the drilling of wells, the construction of any or all of the components necessary to test and evaluate a production or utilization facility, and the operation of the test facility and all of its components including the production and injection of geothermal

resources, for a period not to exceed five years after commencement of the project, and with no commercial activities permitted in connection with the project, beyond those which may be incidental to the test facility project.

GEOHERMAL WELL	Any well whose intended purpose is the discovery, test, production, disposal, or use of geothermal resources; or any well which encounters or produces resources over 140 degrees F or with over 10,000 parts per million total dissolved solids; or any well which is used to inject fluids into a known geothermal reservoir. All permits for geothermal projects shall indicate the maximum number of wells to be maintained and the maximum number of wells to be used. Any well "spudded" but not completely "abandoned" in accordance with law, shall count as a well being maintained regardless of its use or condition.
GLUCOSE PROCESSING	"Glucose processing" means the production of monosaccharide carbohydrates through the hydrolysis of starch and other carbohydrates.
GOVERNING BODY	The local governing unit, i.e. county or municipality, that is empowered to adopt and implement regulations to provide for the public health, safety and general welfare of its citizenry.
GRADE	"Grade" means the average of the finish ground level at the center of all walls of a building. In case walls are parallel to and within five (5) feet of a sidewalk, said ground level shall be measured at the sidewalk.
GROSSFLOOR AREA	The area included within the surrounding exterior walls of all floors or levels of a building or portion thereof, exclusive of vent shafts and courts.
GROUNDWATER RECHARGE FACILITIES	"Groundwater recharge facilities" means those works, structures, and equipment, including, but not limited to, spreading basins, wells, pumps, canals, weirs, pipelines, and streams, which permit water to reach the saturated zone of an aquifer.
GROUP CARE FACILITY	"Group care facility" means a facility or detached dwelling unit providing twenty-four (24) hour non-medical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual.
GUEST RANCH	"Guest ranch" means a building or buildings and open space for use of transients only, providing housing and meals and having recreational activities of one (1) or more types, for compensation.
GUEST ROOM	Any room or rooms used or intended to be used by a guest for sleeping purposes. Every 100 square feet of superficial floor area in a dormitory shall be considered to be a guest room.
GUN CLUB	Any building or premises where there are facilities of any sort for the firing of handguns, rifles or other firearms.
GYMNASIUM	An indoor recreational or athletic facility for such uses as aerobics, gymnastics, racquetball, swimming, skating rinks, tennis and table tennis, trampoline operations and weight training; but not including amusement and recreational facilities as defined in this Article.

§ 91401.07 "H"

HABITABLE STRUCTURE "Habitable structure" means any structure intended for living purposes, including working, sleeping, cooking, eating, or recreation.

HARDSHIP As related to Section 6, of this ordinance, "Variances" means the exceptional hardship that would result from a failure to grant the requested variance. The governing body requires that the variance be exceptional, unusual, and peculiar to the property involved. Mere economic or financial hardship alone is not exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal preferences, or the disapproval of one's neighbors likewise cannot, as a rule, qualify as an exceptional hardship. All of these problems can be resolved through other means without granting a variance, even if the alternative is more expensive, or requires the property owner to build elsewhere or put the parcel to a different use than originally intended.

HAZARDOUS WASTE "Hazardous waste" means a waste, or combination of wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may either:

- A. Cause or significantly contribute to an increase in mortality or an increase in serious irreversible or incapacitating reversible illness.
- B. Pose a substantial present or potential hazard to human health or environmental when improperly treated, stored, transported, or disposed of or otherwise managed.

HEDGE "Hedge" means a fence or barrier formed of bushes set close together.

HEIGHT "Height" means the vertical distance from the base to the top of any structure, measured from lowest ground level point of the structure.

HELIPORT An area of land or water or a structural surface which is used, or intended for use, for the landing and take-off of helicopters, and any appurtenant areas which are used, or intended for use, for heliport buildings and other heliport facilities.

HERBICIDE "Herbicide" means a substance used to destroy plants, especially weeds.

HIGHEST ADJACENT GRADE The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

HISTORIC STRUCTURE 1.
For floodplain management purposes, the term means any structure that is:

- (1) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- (3) Individually listed on the inventory of historic places maintained

- by the California Office of Historic Preservation; or
(4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified by the California Office of Historic Preservation.

HOG RANCH OR FARM	"Hog ranch or farm" means any premises used for the commercial breeding or raising of hogs which are kept confined, at a stockyard, and fed concentrated food for the purposes of developing or fattening the animals for retail or wholesale sale. (Hogs raised as an FFA, 4-H, or Junior Farmer project are not to be classified as a hog ranch or farm unless the express purpose is for the commercial wholesale or retail sales market.)
HOME OCCUPATION	"Home occupation" means any activity carried out for gain by a resident, conducted as an accessory use in the resident's dwelling unit.
HORTICULTURAL	"Horticultural" activity means the cultivation of an orchard or garden on small or large scale.
HOSPITAL	"Hospital" means any building or portion thereof used for the accommodation and medical care of sick, injured, or infirm persons and including sanitariums.
HOTEL	Any building containing six or more guest rooms intended or designed to be used, or which are used, rented or hired out to be occupied, or which are occupied for sleeping purposes by guests.
HUNTING CLUB	"Hunting club" means a designated area where wild game birds or animals may be hunted and that may allow a clubhouse. Normally membership or entry fee is required as a prerequisite to hunting.
HYPER-SALINE BRINE POND:	See DEEP SOLAR PONDS.

§ 91401.08 "I"

IMPULSIVE NOISE	"Impulsive noise" means a noise having a high peak level and short duration, usually less than one (1) second, with an abrupt onset and rapid decay.
INFRASOUND	"Infrasound" means sound pressure level below twenty (20) Hz.

§ 91401.09 "J"

JUNIOR ACCESSORY DWELLING UNIT	A unit that is no more than 500 square feet in size and contained entirely within an existing single-family structure. junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure.
JUNK	"Junk" means all old or scrap copper, brass, lead, or any other non-ferrous metal; old or discarded rope, rags, batteries, paper, trash, rubber, debris, waste or used lumber, or salvaged wood; dismantled vehicles, machinery and appliances or parts of such vehicles, machinery or appliances; iron,

steel or other old or scrap ferrous materials; old or discarded glass, tin ware, plastic or old or discarded household goods or hardware. Neatly stacked firewood for on-site use and hay bales for on-site animals located on a side yard or a rear yard is not considered junk.

JUNK YARD

"Junk yard or salvage yard" means any lot or portion of thereof used for the storage of junk, including scrap metals, salvage or other scrap materials, unusable machinery, appliances, furniture, or equipment, or parts thereof, whether intended for personal use, such as hobby, storage, collection, restoration, etc., intended for sale or resale, but excluding the dismantling or wrecking of vehicles.

JUNK VEHICLE

"Junk vehicle" means any vehicle, licensed or unlicensed, placed in storage within the unincorporated area of the County and which has any of the following characteristics:

- A. Inoperable. Any vehicle which lacks an engine, one or more wheels or other part, rendering said motor vehicle incapable of being driven under its own motor power, including wrecked, dismantled or partially dismantled or discarded vehicles.
- B. Habitat for Nuisance Animals or Insects. Any vehicle which has become the habitat for rats, mice, or snakes, or any other vermin or insects.
- C. Defective or Obsolete Condition. Any other vehicle which, because of its defective or obsolete condition, in any way constitutes a threat to the public health and safety. Such defective or obsolete condition may include any vehicle with a broken or cracked windshield, window, headlight, taillight, or any other cracked or broken glass, or a broken or loose part, including a fender, door, bumper, hood, radio aerial, tail pipe or a decorative pipe.

Mere licensing of such vehicle shall not constitute a defense to the findings that the vehicle is not a junk vehicle.

"Vehicle" means every device in, upon, or by which a person or property is or may be transported or drawn upon a highway or street, excepting devices moved by human power or used exclusively upon stationary rails or tracks, and includes without limitation a motor vehicle, automobile, truck, motorcycle, tractor, buggy, wagon, farm machinery, or any combination thereof.

JUNK AND JUNK VEHICLES A NUISANCE

"Junk and Junk Vehicles a Nuisance" means it is hereby declared that any junk or junk vehicle(s) located upon private property constitutes a threat to public health and safety and is a nuisance. If any junk or junk vehicle is kept upon private property in violation hereof, the owner of or person occupying the property upon which it is located shall be prima facie liable for said violations.

- A. EXCEPTIONS.

1. Structures. The provisions of this chapter do not apply to any junk or junk vehicles stored in a garage or other permitted enclosed structure.
2. Salvage Yard. The provisions of this chapter do not apply to any junk or junk vehicles stored with a lawfully operated auto salvage yard or junk yard within the unincorporated area of the County.
3. Restoration of Antique or Classic Vehicles. A person may restore one antique or classic vehicle which would otherwise constitute a "junk vehicle" on any lot under the following conditions:
 - a. "Antique vehicle" means a passenger car or truck that is at least 30 years old.
 - b. Submits a letter containing the name and address of the owner of the vehicle and the lot on which the vehicle is to be restored and the model, year and description of the vehicle, including its vehicle identification number.
 - c. Only one antique or classic vehicle may be restored on any lot at any one time.
 - d. The outdoor storage of any antique or classic vehicle undergoing restoration shall be limited to a period of four consecutive months, said period commencing at the date of acceptance by the County. The owner shall cover a vehicle completely when it is being stored outside. The cover shall be a one-piece opaque heavy tarp or commercial car cover, securely fastened at all times.

As used in this chapter, a "junk vehicle" shall not include a motor vehicle which has been rendered temporarily incapable (a period of less than sixty days) of being driven under its own motor power in order to perform ordinary service or repair operations.

**JUNK AND JUNK
VEHICLES PROHIBITED**

"Junk and Junk Vehicles Prohibited" means it is unlawful for any person to store, accumulate, or allow remaining on any private property within the unincorporated area of the County any junk or junk vehicle(s).

§ 91401.10 "K"

KENNEL

"Kennel" means a structure or structures consisting of fenced pen, runs, or buildings for the keeping, raising, breeding, and housing of dogs or similar animals for commercial purposes.

KITCHEN

"Kitchen" means any room or area primarily intended or designated to be used or maintained for the cooking, storing preparation, or consumption of food.

§ 91401.11 "L"

LABOR CAMP	Any building, or group of buildings, where five or more farm helpers are housed. Where such farm help is employed principally in the general area.
LAND LEVELING	This shall mean the movement of dirt within and upon a parcel for purpose of providing a precise gradient to where a field can be irrigated properly and efficiently. This does not include excavations, stockpiling, removal of, or importation of earth.
LAND USE	"Land use" means a description of how land is utilized.
LAUNDROMAT	"Laundromat" means an establishment providing washing, drying, or dry cleaning machines on the premises for rental use to the general public for family laundering or dry cleaning purposes.
LEVEE	A man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control or divert the flow of water so as to provide protection from temporary flooding.
LEVEE SYSTEM	A flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accord with sound engineering practices.
LIGHT MACHINING	"Light machining" means a limited machining business conducted within an enclosed building, requiring no outside storage, and which excludes punch presses of over twenty (20) tons rated capacity, drop hammers, automatic screw machines, and any other piece of equipment exceeding a twelve (12) horsepower rating.
LIVESTOCK	"Livestock" means any cattle, sheep, swine, goat, horse, mule, or other equine animals.
LIVESTOCK FEEDLOT	"Livestock feedlot" means an enclosed area where animals are confined and fed concentrated food to raise or fatten them for slaughter or commercial sale.
LIVING AREA	"Living area" means the interior habitable area of a dwelling unit, including the basement and attic, but excluding the garage or any accessory (non-habitable) structure.
LOCAL AGENCY	Means city, county or city and county whether general law or chartered.
LOT	"Lot" means a designated parcel, tract, or area of land established by plan, subdivision, or as otherwise permitted by law, to be used, developed, or built upon as a unit.
LOT AREA	"Lot area" means the total area within the lot lines of a lot, excluding any street rights-of-way and including only that area which is usable for its intended purpose.

LOT AREA, MINIMUM	"Lot area, minimum" means the smallest lot area established by this Title on which a use or structure may be located in a particular zoning district.
LOT, CORNER	"Corner lot" means a lot or parcel of land abutting two (2) or more streets at their intersection or a lot abutting one (1) street that forms an interior angle of less than one hundred and thirty-five (135) degrees. The frontage of a lot abutting one (1) street that forms an interior angle of one hundred and thirty-five (135) degrees or more shall be considered the front yard of an interior lot.
LOT COVERAGE	"Lot coverage" means that portion of the lot that is covered by buildings and structures.
LOT DEPTH	"Lot depth" means the distance measured from the front lot line to the rear lot line.
LOT, (FLAG)	"Flag lot" means a lot with access provided to the bulk of the lot by means of a narrow corridor.
LOT FRONTAGE	"Frontage lot" means the length of the front lot line measured at the street right-of-way excluding lot lines adjacent to street right-of-way where no access rights exist.
LOT, (INTERIOR)	"Interior lot" means a lot abutting one (1) street that forms an interior angle of one hundred and thirty-six (136) degrees or more.
LOT LINE	"Lot line" means a line of record that divides one (1) lot from another lot or from a public or private street or any other public space.
LOT LINE ADJUSTMENT	<p>"LLA". A lot line adjustment is a modification of a boundary line between two or more adjacent legal parcels where the modification complies with the following criteria</p> <ol style="list-style-type: none"> 1. No new parcels are created, and no existing parcels are deleted. 2. No parcel is reduced below the minimum lot area required by the zoning designation set forth in Imperial County Land Use Ordinance and the General Plan of Imperial County. 3. The proposed adjustment is exempt from the Subdivision Map Act, and no tentative map, final map or parcel map, shall be required as a condition to the approval of a lot line adjustment. 4. Public rights-of-way are not altered in any way unless approved by the Director of Public Works.
LOT LINE, FRONT	"Front lot line" means the property line dividing a lot from a street. On a corner lot, only one (1) street line shall be considered as a front line. The shorter frontage shall be considered the front lot line.
LOT LINE, REAR	"Rear lot line" means the lot line opposite and most distant from the front lot line; or in the case of triangular or otherwise irregularly shaped lots, an imaginary line ten (10) feet in length entirely within the lot, parallel to and at a maximum distance from the front lot line.
LOT LINE, SIDE	"Side lot line" means any lot line other than front lot line or rear lot line.
LOT, REVERSED CORNER	"Reversed corner lot" means a corner lot in which the side street of which is substantially a continuation of the front lot line of the first lot to its rear.

LOT, THROUGH	"Through lot" means a corner lot whose side street line is substantially a continuation of the front lot lines of the first lot to its rear.
LOT WIDTH	"Lot width" means the distance measured parallel to the street between the side lot lines; in the event of a corner lot, the lesser dimension.
LOW FREQUENCY NOISE	"Low frequency noise" means sound pressure levels between twenty (20) and one hundred and twenty-five (125) Hz.
LOW INCOME HOUSEHOLD	A household in which the gross annual income adjusted for family size does not exceed eighty percent (80%) of the medium household income of the County of Imperial.
LOWER INCOME HOUSEHOLDS	"Lower income households" means households with incomes eighty percent (80%) or less of the County median income.
LOWEST FLOOR	<p>The lowest floor of the lowest enclosed area, including <u>basement</u> (see "Basement" definition).</p> <ol style="list-style-type: none"> 1. An unfinished or flood resistant enclosure below the lowest floor that is usable solely for parking of vehicles, building access or storage in an area other than a basement area, is not considered a building's lowest floor <u>provided it conforms to applicable non-elevation design requirements, including, but not limited to:</u> <ol style="list-style-type: none"> a. the wet floodproofing standard in Section 5.1 C.3. b. the anchoring standards in Section 5.1 A. c. the construction materials and method standards in Section 5.1 B. d. the standards for utilities in Section 5.2. 2. For residential structures, all subgrade enclosed areas are prohibited as they are considered to be basements (see "Basement" definition). This prohibition includes below-grade garages and storage areas.

§ 91401.12 "M"

MAIN BUILDING	"Main building" means the building in which the principal use of a lot is located.
MAJOR HIGHWAY	"Major highway" means a highway which is used, designed to be used, or is necessary to carry heavy volumes of traffic, and designated as a "major highway" in the Circulation Element of the General Plan and described in the Imperial County Subdivision Standards.
MAJOR PROJECT	Any reference to a Major Project also includes an Electric Generation Project.
MANUFACTURED HOME	A dwelling unit manufactured, either whole or in part, at a factory location other than the lot upon which it is to be placed and which is transported from the factory to the site either whole or in parts, that is built on a permanent chassis, designed for use as a single-family dwelling with or without permanent foundation when connected to the required utilities, and constructed to the Manufactured Home Construction and Safety Standards promulgated by the U.S. Department of Housing and Urban

Development. Also see definitions in Health and Safety Code sections 18000.(a)(2) and 18001.(a).

For the purposes of floodplain management, the term also includes mobile homes and recreational vehicles, park trailers, travel trailers and similar transportable structures that are placed on a site for 180 consecutive days or longer.

MANUFACTURED HOME PARK OR SUBDIVISION	A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.
MAUSOLEUM	"Mausoleum" means a tomb for one (1) or more deceased persons.
MEAN SEA LEVEL	For purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.
MEDIUM HOUSEHOLD	The income figure which represents the "middle" of the income range in the County of Imperial. The medium figure indicates that half of all households have incomes larger than that value and half have less. The current medium income figure is obtained from the State Department of Housing and Community Development.
MINING	A form of mineral resource development involving the extraction and removal of more than 1,000 cubic yards of material from the same site, through such activities and uses as borrowed areas, sand, gravel and rock quarries, etc. Mining does not include extraction and removal of material from construction sites or following floods, landslides or natural disasters where the land is being restored to its prior condition.
MINING, ACCESSORY USES	Uses customarily incidental, appropriate and subordinate to mining located on the same site, such as stockpiling, sorting, screening, washing, crushing, batching, and maintenance facilities.
MINING, PUBLIC WORKS MAINTENANCE	Mining, and its accessory uses, for periods of less than 9 months, which have been declared in writing by the Public Works Department to be under its administrative control and which is necessary to alleviate immediate or foreseen threats to public health and safety, or the preservation of public facilities structures. Said uses include such operations as cleaning out and aligning of channels and floodways, removing material to avert potential landslides, and accessory processing such as stockpiling, sorting, screening, washing, crushing, and batching of on-site material.
MINERAL EXPLORATION	"Mineral exploration" means exploration by scientific means, in a manner similar to the exploration for petroleum products, for the purpose of determining the existence and extent of commercial mineral deposits.
MINIMUM DISTANCE BETWEEN BUILDINGS	"Minimum distance between buildings" means the distance between the walls of buildings, measured at the nearest point to an adjacent building.
MINISTERIAL DECISION	"Ministerial decision" means a decision requiring the application of the statutes, ordinances, or regulations to the facts as prescribed and involving little or no personal judgment by the public official or decision-making body as to the wisdom or manner of carrying out a project.

MINI-WAREHOUSE	"Mini-warehouse" means a structure containing separate storage spaces of varying sizes leased or rented on an individual basis.
MINOR PLAN MODIFICATION	"Minor plan modification" means a minor change or modification of an approved development plan which is not in conflict with the intent, policy, or expectations of original project approvals.
MOBILE HOME	"Mobile home" means a structure transportable in one (1) or more sections, designed and equipped to contain not more than two (2) dwelling units to be used with or without a foundation system. "Mobile home" does not include a recreation vehicle, commercial coach, or factory built housing.
MOBILE HOME ACCESSORY STRUCTURE	"Mobile home accessory structure" means any awning, cabana, ramada, storage cabinet, storage building, private garage, carport, fence, windbreak, or porch or any residential building or structure established for the use of the occupant of a mobile home on a lot.
MOBILE HOME PARK	"Mobile home park" means an area or tract of land where two (2) or more lots are rented or leased or held out for rent or lease to accommodate mobile homes for human occupancy.
MODULAR HOME	"Modular home" means a prefabricated dwelling unit constructed to Uniform Building Code; not a mobile home.
MORTUARY	"Mortuary" means a place in which the deceased are kept until burial.
MOTEL	A building occupied or intended to be occupied, for compensation, as the temporary residence for transient guests, primarily persons who have residence elsewhere, with access to each room or unit from an outside porch or landing (whether or not such outside porch or landing is enclosed with screen, glass, plastic or similar material) and with accessible parking spaces on the premises, or adjacent premises under the same ownership, for each unit.
MOTION PICTURE TELEVISION PRODUCTION	All use related to the production of motion pictures and television film and tape, including motion picture and television stages; exterior sets; laboratories; construction, repair and storage facilities; caretaker and temporary housing; and accessory fabrication activities.
MUDSLIDE	"Mudslide" describes a condition where there is a river, flow or inundation of liquid mud down a hillside usually as a result of a dual condition of loss of brush cover, and the subsequent accumulation of water on the ground preceded by a period of unusually heavy or sustained rain. A mudslide (i.e. mudflow) may occur as a distinct phenomenon while a landslide is in progress, and will be recognized as such by the Administrator only if the mudflow, and not the landslide, is the proximate cause of damage that occurs.
MUDSLIDE AREA- MUDSLIDE PRONE AREA	"Mudslide area" or "mudslide-prone area means an characterized by unstable slopes and land surfaces whose history, geology, soil and bedrock structure, and climate indicate a potential for mudslides.

§ 91401.13 "N"

NATURE OR WILDLIFE PRESERVE	"Nature or wildlife preserve" means an area set aside for the preservation of natural vegetation or wildlife where the general public may view the vegetation or wildlife, with or without charge.
NEIGHBORHOOD	"Neighborhood" means an area of a community with characteristics that distinguish it from other community areas and which may include distinct ethnic or economic characteristics or boundaries defined by physical barriers, such as major highways and railroads, or natural features, such as rivers.
NEW CONSTRUCTION (FLOODPLAINS)	For floodplain management purposes, means structures for which the "start of construction" commenced on or after the effective date of floodplain management regulations adopted by this community, and includes any subsequent improvements to such structures.
NEW MANUFACTURED HOME PARK OR SUBDIVISION	A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).
NOISE AUDIBLE	Sound pressure levels having a frequency greater than one hundred and twenty-five (125) Hz.
NONCONFORMING BUILDING	"Nonconforming building" means a structure or building the size, dimensions, or location of which was lawful prior to the adoption, revision, or amendment to this Title, but which fails by reason of such adoption, revision, or amendment to conform to the present requirements of the applicable zoning district or districts.
NONCONFORMING LOT	"Nonconforming lot" means a lot, the area, dimensions, or location of which was lawful prior to the adoption, revision, or amendment of this Title, but which fails by reason of such adoption, revision, or amendment to conform to the present requirements of the applicable zoning district or districts.
NONCONFORMING USE	"Nonconforming use" means a use which was lawful prior to the adoption, revision, or amendment of this Title, but which fails by reason of such adoption, revision, or amendment to conform to the present requirements of the applicable zoning district or districts.
NUISANCE	"Nuisance" means an interference with the enjoyment and use of property, that which is injurious to safety or health of an entire community or neighborhood, or any considerable number of persons, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin.

§ 91401.14 "O"

OBSTRUCTION	Includes, but is not limited to, any dam, wall, wharf, embankment, levee, dike, pile, abutment, protection, excavation, channelization, bridge,
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conduit, culvert, building, wire, fence, rock, gravel, refuse, fill, structure, vegetation or other material in, along, across, or projecting into any watercourse which may alter, impede, retard, or change the direction and/or velocity of the flow of water, or due to its location, its propensity to snare or collect debris carried by the flow of water, or its likelihood of being carried downstream.

**OCCUPANCY-
OCCUPIED**

"Occupancy" or "occupied" means the residing of an individual or individuals overnight in a dwelling unit, or the installation, storage, or use of equipment, merchandise, or machinery in any public, commercial, or industrial building.

**OFFICIAL PLAN
LINE**

"Official plan line" means the future right-of-way of any road or highway as adopted by resolution of the Board of Supervisors.

**OFF
SITE**

"Off site" means located outside the lot in question.

**OFF-STREET
PARKING**

"Off-street parking" means an area for the temporary storage of motor vehicles that is directly accessible to but not located on a dedicated street right-of-way.

**ONE-HUNDRED YEAR
FLOOD or "100-year
flood"**

See "Base Flood".

**ONE
OWNERSHIP**

"One (1) ownership" means ownership of real property by a person, persons, firm, corporation, or partnership, or any combination thereof, individually, jointly, or in common, whereby such property is under a single or unified control.

**ONE-THIRD
OCTAVE**

"One-third (1/3) octave" means the frequency interval between two (2) sounds whose frequency ratio is one and one-quarter (1.25), e.g., from one hundred and forty-two (142) to one hundred and seventy-eight (178) Hz.

**OPEN
SPACE**

"Open space" means any parcel or area of land or water which is essentially unimproved and devoted to one (1) or more of the following uses: preservation of natural resources; outdoor recreation; or public health and safety.

OPERATOR

Means any person, firm, or corporation drilling, maintaining, operating, pumping, or in control of any well or related facilities for power generation, mineral extraction, desalinization or any other use of geothermal resources; or conducting any activity under the authority of a permit issued for a geothermal project.

OVERLAY ZONE

"Overlay Zone" means a zoning district that modifies use, height, bulk, space, or other development standards of the base district with which it is combined (e.g., A-1-L-1, M-1-N).

§ 91401.15 "P"

PARCEL	See "lot."
PARK	"Park" means public or private land used for active or passive recreation.
PARKING LOT	An off-street parking facility containing four or more parking spaces.
PARKING AREA	"Parking area" means any public or private land area designated and used for parking motor vehicles, including parking lots, garages, private driveways, and legally designated areas of public streets.
PASSAGEWAY	Means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit.
PERMANENT STORAGE	"Permanent storage" means the storage of motor vehicles, trailers, airplanes, boats, parts thereof, or building materials for a period of forty-eight (48) or more (consecutive hours).
PERMIT	"Permit" means written governmental permission issued by an authorized official empowering the holder thereof to do some act not forbidden by law but not allowed without such authorization.
PERMITTED USE	"Permitted use" means any use allowed by right in a zoning district and subject to the restriction applicable to that zoning district.
PERSON	"Person" means any individual, firm, co-partnership, joint venture, association, club, fraternal organization, corporation, estate, trust, receiver, organization, syndicate, city, county, municipality, district or other political subdivision, or any other group or combination acting as a unit.
PESTICIDE	"Pesticide" means an agent (as a chemical) used to destroy a pest.
PLANNING DIRECTOR	"Planning Director" means the Director of Planning & Development Services Department of the County of Imperial or a designee.
PLOT	"Plot" means a single unit parcel of land; or a parcel of land that can be identified and referenced to a recorded plan or map.
PLOT PLAN	"Plot plan" means a plan graphically describing proposed and existing buildings, structures, lot lines, dimensions and other required information submitted in conjunction with an application for discretionary or ministerial review and approval.
POULTRY RANCH	"Poultry ranch" means the raising, breeding, or hatching of poultry for commercial purposes.
PRESCHOOL	"Preschool" means a licensed public or private institution which provides structured educational services to children between the ages of two (2) and five (5).
PRINCIPAL DWELLING	"Principal dwelling" means the dwelling in which is conducted the principal residential use of the lot on which it is located.
PRINCIPAL USE	"Principal use" means the primary or predominant use of any lot.

PROHIBITED USE	"Prohibited use" means a use that is not permitted in a zoning district.
PROPERTY LINE	See "lot line."
PUBLIC HEARING	"Public hearing" means a meeting announced and advertised in advance and open to the public with the public given an opportunity to talk and participate.
PUBLIC SAFETY AND NUISANCE	As related to Section 6, of this ordinance, "Variances" means that the granting of a variance must not result in anything which is injurious to safety or health of an entire community or neighborhood, or any considerable number of persons, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin.
PUBLIC WORKS DEPARTMENT	"Public Works Department" means the Public Works Department of the County of Imperial, including the County Surveyor's Office and Roads Division.
PUBLIC WORKS DIRECTOR	"Public Works Director" means the Director for the Public Works of the County of Imperial or a designee.

PV UTILITY SOLAR FACILITY Is an electrical generating facility designed to supply utility scale solar power by means of photovoltaics with stationary, single axis, and/or dual axis tracking systems. Utility Solar facility includes solar panels, PV cells, semiconductor wafers, modules, arrays, gen-tie transmission, substations, switchyards, modules & arrays, solar inverters to change the electric current from DC to AC, as well as mounting, cabling, and other electrical accessories. A battery storage system (i.e. lithium ion) may also be added. These are electrical generating facilities designed to supply utility scale solar power, e.g. by means of photovoltaics with stationary, single axis, and/or dual axis tracking systems. Two examples of the types of solar facilities acceptable in Imperial County are: PV solar facilities, and also concentrated solar power (CSP) technology using mirrors to reflect and concentrate sunlight onto receivers where it is collected and converted into heat used to produce electricity, e.g. parabolic trough technology.

§ 901401.16 "Q"

QUADRUPLEX	"Quadruplex" means four (4) attached dwellings units in one (1) structure in which each unit has two (2) open space exposures and shares one (1) or two (2) walls with the adjoining unit or units.
QUALIFIED AFFORDABLE HOUSE DEVELOPMENT	A housing development (for sale or rental) for more than five units which is eligible under this Chapter to receive a density bonus or other development incentive.

§ 91401.17 "R"

RECHARGE FACILITIES	"Recharge facilities" means those works, structures, and equipment, including, but not limited to, spreading basins, wells, pumps, canals, weirs, pipelines, or streams, which permit water to reach the saturated zone of an aquifer.
RECREATIONAL VEHICLE	<p>"Recreational vehicle" means a motor home, slide-in camper, travel trailer, truck camper, or camping trailer, with or without motive power, designed for human habitation for recreational or emergency use, that is built on a single chassis, 400 square feet (37.16 m²) or less when measured at the largest horizontal projection, designed to be self-propelled or permanently towable by a light-duty truck, and designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use.</p> <p>A recreational vehicle is ready for highway use when it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions. Also see definitions in Health and Safety Code section 18010.</p>
RECREATIONAL VEHICLE PARK	"Recreational vehicle park" means an area or tract of land where one (1) or more spaces are rented or held out for rent to owners or users of recreational vehicles or tents and which is occupied for sixty (60) consecutive days or less.
REGULATORY FLOODWAY	The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.
REHABILITATION	"Rehabilitation" means the upgrading of a building previously in a dilapidated or substandard condition for human habitation or use.
REHABILITATION FACILITY	"Rehabilitation facility" means any short-or long-term residential facility, serving more than six (6) individuals, designed to provide medical or social rehabilitation on an inpatient basis to individuals in a group giving arrangement, in which meals and twenty-four (24) hour staffing is provided. Such facilities would include alcohol and chemical dependence recovery homes, group living quarters for physically or developmentally disabled adults or children, stress-reduction retreats, and residential facilities serving young adults or teenagers, which area operated by a nonprofit corporation for the purpose of providing moral or spiritual guidance to such persons. Rehabilitation facilities do not include hospitals, convalescent hospitals, sanatorium, rest homes, jails, prisons, or state-operated detention facilities.
REMEDY A VIOLATION	To bring the structure or other development into compliance with State or local floodplain management regulations, or, if this is not possible, to reduce the impacts of its noncompliance. Ways that impacts may be reduced include protecting the structure or other affected development from flood damages, implementing the enforcement provisions of the ordinance or otherwise deterring future similar violations, or reducing State or Federal financial exposure with regard to the structure or other development.

RENEWABLE ENERGY	"Renewable Energy" means all forms of energy developed through renewable resources such as Geothermal, Wind, Solar, Concentrated Solar, Deep Solar Pond, Hyper-Saline Brine Pond, Biofuels or new technology utilizing natural resources.
REPLACEMENT WELL	A geothermal well drilled to replace another well which is no longer maintained and is legally abandoned, or a geothermal well drilled to maintain a constant energy supply to a consuming facility necessitated by declining production from the original supply well(s).
RESIDENCE	"Residence" means a home, abode, or place where an individual family is actually living at a specified point in time.
RESIDENTIAL ACCESSORY STRUCTURES	"Residential accessory structure" means buildings and structures normally associated with dwellings, such as garages, carports, greenhouses, storage buildings, and swimming pools.
RESIDENTIAL FACILITIES	"Residential facility" means any family home, group care facility, or similar facility, determined by the Director of the State Department of Social Services, for twenty-four (24) hour non-medical care of person in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual, as provided in Section 1502, California Health and Safety Code.
RESIDENTIAL HOTEL	"Residential hotel" means a hotel offering accommodations on a weekly or monthly basis. Single-room occupancy units (SROs) and boarding/rooming houses can serve as an affordable housing option for lower-income households and those with special housing needs, including persons who are homeless or near-homeless, persons with substance abuse problems, and farmworkers.
REST HOME	"Rest home" means a health facility or a health facility which provides skilled nursing care to patients whose primary need is for availability of skilled nursing care on an extended basis.
RETAIL SERVICES	"Retail services" means establishments engaged in selling goods or merchandise to the general public for personal or household consumption.
RETIREMENT HOME	"Retirement home" means a group housing arrangement chosen voluntarily by residents who are over sixty-two (62) years of age and who are provided varying levels of non-medical supportive services or care and in which meals are provided in central eating facilities or prepared by employees of the retirement home and delivered to individual living areas.
RE-ZONE	"Re-zone" means to change the zoning classification of particular lot(s) or parcel(s) pursuant to provisions of this Title.
RIGHT-OF-WAY	"Right-of-way" means a strip of land acquired by reservation, dedication, prescription, or condemnation and intended to be occupied or occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer, or other similar uses.
RIVERINE	Relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

ROAD	See "street."
ROOF	"Roof" means the outside top covering of a building.
ROOMING HOUSE	See "boarding house."

§ 91401.18 "S"

SAND DUNES	Naturally occurring accumulations of sand in ridges or mounds landward of the beach.
SANITARY LANDFILL	"Sanitary landfill" means a disposal site employing an engineered method(s) of disposing of solid wastes in a manner that minimizes environmental hazards by spreading, compacting to the smallest practical volume, and applying cover material over all exposed wastes at the end of each operating day.
SALVAGE YARD	See "junk yard".
SCHOOL, ELEMENTARY OR HIGH	"Elementary school" or "high school" means an institution of learning which offers instruction in the several branches of learning and study required to be taught in the public schools by the Education Code of the State of California. (High schools include Junior and Senior.)
SEATAINERS (SEA CONTAINERS)	See "cargo containers"
SECONDARY HIGHWAY	"Secondary highway" means a street or highway designed to carry moderate volumes of traffic and designated as a "secondary highway" in the Circulation Element of the General Plan and described in the Imperial County Subdivision Standards.
SECONDARY RESIDENTIAL UNIT (SECOND UNIT)	"Secondary residential unit" or "second unit" means a detached or attached dwelling unit which provides complete independent living facilities for one (1) or more persons.
SELF-SERVICE LAUNDRY	An establishment for laundering where there is no pick-up or delivery service and no steam or hand laundry or any type; provided however that all washing machines and accessory extractors and dryers shall be installed on a single floor without double-decking and there shall be no inter-mingling of customers' laundry.
SEPTAGE DISPOSAL SITE	"Septage disposal site" means a site designated for the disposal of material pumped from septic tanks, cesspools, seepage pits, holding tanks, and privies.
SERVICES, COMMERCIAL	Establishments providing services or entertainment, as opposed to products, to the general public.
SETBACK	The required minimum distance between the street centerline or any property line and any part of the structure or parking stall.

SETBACK, FRONT	An open yard area extending between side lot lines across the front of a lot, the depth of which is the required minimum horizontal distance between the front lot line and a line parallel thereto on the lot.
SETBACK, REAR	An open yard area extending across the rear of the lot between the inner site lot lines which is the required minimum horizontal distance between the rear lot line and on line parallel thereto on the lot.
SETBACK, SIDE	An open yard area extending from the front yard, or the front lot line where no front yard is required, to the rear yard; the width of the required side yard shall be measured horizontally from the nearest part of the side lot line.
SEWAGE COLLECTION AND DISPOSAL SYSTEM	Any system for the collection and disposal of sewage, domestic wastewater of a liquid nature, including various devices for the treatment of such sewage.
SEWAGE DISPOSAL SYSTEM	Any system for the disposal of sewage, domestic wastewater of a liquid nature, including various devices for the treatment of such sewage.
SEWAGE TREATMENT PLANT	"Sewage treatment plant" means a facility for treatment and disposal of sewage.
SHEET FLOW AREA	See "Area of shallow flooding".
"SHALL" AND "MAY"	"Shall" is mandatory; "May" is permissive.
SIDEWALK	"Sidewalk" means a paved, surfaced, or leveled area, paralleling and usually separated from the street, used as a pedestrian walkway.
SIGN	"Sign" means any object, device, display, or structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, or direct attention to an object, person, institution, organization, business, product, service, event, or location by any means, including words, letters, figures, design, symbols, fixtures, color, illumination, or projected images.
SIGN, AGRICULTURAL	"Agricultural sign" means an on-sign identifying a farm, ranch, or agricultural activities or products.
SIGN, AGRICULTURAL INDUSTRY	"Agricultural industry sign" means a sign identifying industrial activities related to the manufacture or processing of agricultural products.
SIGN, ANIMATED OR MOVING	"Animated or moving sign" means any sign or part of a sign which changes physical position by any movement or rotation or which gives the visual impression of such movement or rotation.
SIGN AREA	"Sign area" means the entire face of a sign, including the advertising surface, and any framing, trim, or molding, but not including the supporting structure.
SIGN, BILLBOARD	See "sign, off-site."
SIGN, DIRECTIONAL	"Directional sign" means a sign limited to direction messages, principally for pedestrian or vehicular traffic, such as "one-way," "entrance," and "exit."

SIGN FACE	"Sign face" means the area or display surface used for the message.
SIGN, FLASHING	"Flashing sign" means any directly, indirectly illuminated sign which exhibits changing natural or artificial light or color effects by any means whatsoever.
SIGN, FREESTANDING	"Freestanding sign" means any non-movable pole or monument sign not affixed to a building.
SIGN, GOVERNMENTAL	"Governmental sign" means a sign erected and maintained pursuant to and in discharge of any governmental functions, or required by law, ordinance, or other governmental regulation.
SIGN, IDENTIFICATION	"Identification sign" means a sign giving the nature, logo, trademark, or other identifying symbol, address, or any combination of the name, symbol and address of a building, business, development, or establishment on the premises where it is located.
SIGN, ILLUMINATED	"Illuminated sign" means a sign lighted by or exposed to artificial lighting either by lights on or in the sign or directed towards the sign.
SIGN, MONUMENT	"Monument sign" means a sign constructed upon a solid base or pedestal, the total width of which is at least fifty percent (50%) of the overall width of the sign.
SIGN, NAMEPLATE.	"Nameplate sign" means a sign, located on the premises, giving the name or address, or both, of the owner or occupant of a building or premises.
SIGN, OFF-SITE	"Off-site sign" means a sign which directs attention to a business, commodity, service, or entertainment conducted, sold, or offered at a location other than the premises on which the sign is located.
SIGN, ON-SITE INFORMATIONAL	On-site informational sign" means a sign commonly associated with, and not limited to, information and directions necessary or convenient for visitors coming on the property, including signs marking entrances and exits, parking areas, circulation direction, rest rooms, and pickup and delivery areas.
SIGN, POLE	"Pole sign" means a sign that is mounted on a freestanding pole or other support so that the bottom edge of the sign face is six (6) feet or more above grade.
SIGN, POLITICAL, RELIGIOUS, OR CIVIC CAMPAIGN	"Political, religious, or civic campaign sign" means a temporary sign announcing or supporting candidates or issues in connection with any national, state, or local election, or civic or religious campaign.
SIGN, PORTABLE	"Portable sign" means a sign that is not permanent, affixed to a building, structure, or the ground.
SIGN, REAL ESTATE	"Real estate sign" means a sign pertaining to the sale or lease of the premises, or a portion of the premises, on which the sign is located.

SIGN, TEMPORARY	"Temporary sign" means a sign or advertising display constructed of cloth, canvas, fabric, plywood, or other light material and designed or intended to be displayed for a short period of time.
SIGN, TEMPORARY CONSTRUCTION	"Temporary construction sign" means a temporary sign erected on the premises on which construction is taking place, during the period of such construction, indicating the names of the architects, engineers, landscape architects, contractors or similar artisans, and the owners, financial supporters, sponsors, and similar individuals or firms having a role or interest in the structure or project.
SIGN, TEMPORARY SUBDIVISION	"Temporary subdivision sign" means a temporary sign pertaining exclusively to the development or sale of residential land subdivisions and located within the same subdivision.
	"Subdivision" means the division, by any subdivider, of any unit or units of improved or unimproved 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. Property shall be considered as contiguous units, even if it is separated by roads, streets, utility easement, canals, or railroad rights-of-way. "Subdivision" includes a condominium project, as defined in Section 1351(f) of the Civil Code, a community apartment project as defined in Section 1351(d), and the conversion of five (5) or more existing dwelling units to a stock cooperative, as defined in Section 1351(m) of the Civil Code. "Subdivision" includes any division of land by gift or inheritance, but excludes a division for probate homestead. Any conveyance of land to a governmental agency, public entity, public utility, or subsidiary of a public utility for rights-of-way shall not be considered a division of land for purposes of computing the number of parcels.
SIGN, WALL	"Wall sign" means a sign fastened to or painted on the wall of a building or structure in such a manner that the wall becomes the supporting structure for, or forms the background surface of, the sign and which does not project more than twelve (12) inches from such building or structure.
SIGN, WARNING	"Warning sign" means a sign limited to messages of warning, danger, or caution.
SIGN, WIND	"Wind sign" means a sign or objects, some or all of which is moved by wind as method of attracting attention.
SIGN, WINDOW	"Window sign" means a sign that is applied or attached to the exterior or interior of a window or located in such manner within a building that it can be seen from the exterior of the structure through a window.
SINGLE ROOM OCCUPANCY	"Single Room Occupancy" means a single room that is the primary residence of its occupant. The unit may contain food preparation or sanitary facilities.
SITE	"Site" means any lot or parcel of land or combination of contiguous parcels of land.

SITE DEVELOPMENT PLAN	"Site development plan" means a plan graphically describing proposed buildings, structures, and other required information submitted in conjunction with an application for discretionary review and approval.
SMALL FOWL	"Small fowl" means birds raised or grown for hobby purposes, show, or racing, normally no larger than a small chicken (e.g., pigeon, parrot, or cockatiel).
SOFFIT	"Soffit" means the horizontal underside of an eave.
SOLID WASTE	"Solid waste" means all putrescible and non-putrescible solid, semisolid, and liquid wastes, including garbage, trash, refuse, paper, rubbish, ashes, industrial wastes, demolition and construction wastes, abandoned vehicles and parts thereof, discarded home and industrial appliances, manure, vegetable or animal solid and semisolid wastes, and other discarded solid and semisolid wastes.
SOUND LEVEL MEASUREMENT	The sound pressure level measured with a sound level meter and associated octave band analyzer, conforming to the standards prescribed hereinafter, and by the American National Standards Institute relating to sound and noise measurements.
SPECIFIC PLAN LINE	"Specific plan line" means the designated centerline of any road or highway as adopted by resolution of the Board of Supervisors from which the ultimate right-of-way is determined in accordance with the Circulation Element of the General Plan.
SPECIAL FLOOD HAZARD AREA (SFHA)	Means the land area subject to flood hazards and shown on a Flood Insurance Rate Map or other flood hazard map as Zone A, AO, AH, A1-30, AE, A99, AR, AR-A1-30, AR/AE, AR/AO, AR/AH, AR/A, VO, or V1-30, VE or V. [Also defined in CCR Title 24 Part 2.]
SPECIAL OCCASION FACILITY	An indoor or outdoor facility or area which is used for special occasions such as weddings, parties, concerts, conferences, charity events, and fundraiser events for a specified period of time in return for compensation.
STANDBY WELL	A geothermal well maintained ready for use, but which is put into use only upon another well being taken out of use.
START OF CONSTRUCTION	Includes substantial improvement and other proposed new development and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days from the date of the permit. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation of the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part

of a building, whether or not that alteration affects the external dimensions of the building.

STOCKYARD	"Stockyard" means an enclosed area where livestock are temporarily confined and fed concentrated food while waiting for shipping to market, slaughter, or resale.
STORY	"Story" means that portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between such floor and the ceiling next above it.
STORY, HALF	"Half story" means a story with at least two (2) of its opposite sides situated in a sloping roof, the floor area of which does not exceed two-thirds (2/3) of the floor area immediately below it.
STREAM	"Stream" means a watercourse having a source and terminus, banks, and channel through which waters flow at least periodically.
STREET, CUL-DE-SAC	"Cul-de-sac street" means a street with a single common ingress and egress and with a turnaround at the end.
STREET, LOCAL	"Local street" means a street designed to provide vehicular access to abutting property.
STREET, PRIVATE	"Private street" means a street owned and maintained by a person or persons and intended for access to a limited number of private lots.
STREET, PUBLIC	"Public street" means a street built to standards required and maintained by the County of Imperial.
STRUCTURAL	"Structural" means an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.
STRUCTURAL ALTERATION	Any change in roof lines or exterior walls, or in the beams, girders, floor joists, roof joists, or rafters. This includes any physical change which could affect the integrity of a wall, including partial or total removal, moving a wall to another location or expanding the wall in terms of height or length. Minor actions such as adding a doorway, walkway, passage or window, or attaching architectural features or adornments, are not considered to be structural alterations.
STRUCTURAL FLOOR	"Structural floor" means the floor sheathing, structural beams, floor joists, or concrete slab of a building.
STRUCTURE	A walled and roofed building that is principally above ground; this includes a gas or liquid storage tank or a manufactured home.
SUBSTANTIAL DAMAGE	Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred; or Flood-related damages sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time

of such event, on the average, equals or exceeds 25 percent of the market value of the structure before the damage occurred. This is also known as “repetitive loss”.

SUBSTANTIAL IMPROVEMENT

Any reconstruction, rehabilitation, addition, or other proposed new development of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the “start of construction” of the improvement. This term includes structures which have incurred “substantial damage”, regardless of the actual repair work performed. The term does not, however, include either

1. any project for improvement of a structure to correct existing violations or state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or
2. any alterations of a “historic structure”, provided that the alteration will not preclude the structure’s continued designation as a “historic structure”.

SUBDIVISION

"Subdivision" means the division of any unit or units of improved or unimproved 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 agriculture land for agricultural purposes.

SUBSTANTIAL IMPROVEMENT

"Substantial improvement" means any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the actual cash value of the structure, either (a) before the improvement is started, or (b) if the structure has been damaged and is being restored before the damage occurred. Substantial improvement is started when the first alteration of any structural part of the building commences.

SUPER SERVICE STATION

An automobile service station which supplies gasoline and diesel fuel to motor vehicles and may include grease racks or elevators, wash racks or pits, tire repair, battery servicing and repairing, ignition service, sales of motor vehicles accessories and other customary services for automobiles, but not including painting, body work and/or steam cleaning.

SUPPORTIVE HOUSING

Housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist 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.

SURFACE MINING OPERATION

"Surface mining operation" means all or any part of the process involved in the mining of minerals on mined lands by removing overburden and mining directly from the mineral deposits, open-pit mining of minerals naturally exposed, mining by the auger method, dredging and quarrying, or surface work incident to an underground mine. Surface mining operations shall include, but are not limited to: (1) in place distillation or retorting or leaching; (2) the production and disposal of mining waste; and (3) prospecting and exploratory activities. Unless excluded under the provisions of California Public Resources Code Section 2712 or Section 3505 of Title 14, California Code of Regulations, borrow pitting, streambed

skimming, segregation, and stockpiling of mined materials (and recovery of same) are deemed to be surface mining operations.

SURROUNDING AREA An area extending 300 feet from the exterior boundaries of the subject property.

SWAP MEET An open-air market operating during daylight hours on weekends and holidays for the sale or exchange of merchandise at retail by a number of sellers.

§ 91401.19 "T"

TANDEM PARKING Means that two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.

TEMPORARY STRUCTURE "Temporary structure" means a structure without any foundation or footings and which is removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

TEMPORARY USE "Temporary use" means a use established for a fixed period of time with the intent to discontinue such use upon expiration of such time period.

TENSIOMETER An instrument for measuring the surface tension of liquids.

TEN ACRES "Ten acres" means an aliquot division of a section of land consisting of one-quarter (1/4) of one-quarter (1/4) of one-quarter (1/4) section of land not to be less than eight (8) gross acres.

THROUGH LOT See Lot, Through.

TINY HOME A dwelling that is 400 square feet or less in floor area, excluding lofts. Tiny houses shall comply with the 2019 California Code of Regulations, Title 24.

TOWNHOUSE "Townhouse" means a building with three (3) or more attached dwelling units, each with its own roof, oriented in a common wall relationship as one (1) building.

TRAILER "Trailer" means a structure mounted on wheels, towed or hauled by another vehicle, and used for short-term human occupancy, carrying materials, goods, or objects, or as a temporary office.

TRAILER COURT See "mobile home park."

TRANSFER/PROCESSING STATION "Transfer/processing station" means and includes those facilities utilized or receive solid wastes, temporarily store, separate, convert, or otherwise process the materials in the solid wastes, or to transfer the solid wastes directly from smaller to larger vehicles for transport. Transfer station does not include any facility, the principal function of which is to receive, store,

separate, convert, or otherwise process, in accordance with state minimum standards, manure; nor does it include any facility, the principal function of which is to receive, store, convert, or otherwise process wastes which have already been separated for reuse and are not intended for disposal

TRANSFER STATION, LARGE VOLUME "Large volume transfer station" means a transfer station which receives more than one hundred (100) tons of waste per operating day.

TRANSFER STATION, SMALL VOLUME "Small volume transfer station" means a transfer station which receives less than one hundred (100) tons of waste per operating day and requires a locally issued permit rather than a full Solid Waste Facility Permit.

TRANSITIONAL HOUSING Buildings configured as rental apartment developments, that operate under program requirements which call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months, and no more than two years. Appropriate sites for the transitional housing development should include those close to public services and facilities including transportation.

TRAVEL TRAILER PARK See "recreational vehicle park."

TRIPLEX See "dwelling, triplex, townhouse."

TRUCK REPAIR "Truck repair" means a commercial activity engaged in the service and repair of trucks, including truck tire repair.

TWENTY ACRES "Twenty acres" means an aliquot division of a section of land consisting of one half (1/2) of one-quarter (1/4) of one-quarter (1/4) section of land not to be less than sixteen (16) gross acres.

TWO AND ONE-HALF ACRES "Two and one-half (2 1/2) acres" means an aliquot division of a section of land consisting of one-quarter (1/4) of one-quarter (1/4) of one-quarter (1/4) of one-quarter (1/4) section of land not to be less than two (2) gross acres.

TWO-FAMILY DWELLING OR DUPLEX See "dwelling, two-family."

§ 91401.20 "U"

USE "Use" means the purpose or activity for which land or buildings are designed, arranged, or intended, or for which either is or may be occupied or maintained.

§ 91401.21 "V"

V ZONE See "Coastal high hazard area".

VARIANCE	"Variance" means permission to depart from the literal requirements of this Title.
VEHICLE WRECKING YARD	"Vehicle wrecking yard" means any lot or portion thereof used for the personal or commercial dismantling or wrecking of motor vehicles or trailers, or the storage, sale, or dumping of dismantled, partially dismantled, obsolete, or wrecked vehicles or their parts, but not including the incidental storage of vehicles in connection with the operation of a repair period of any one (1) vehicle does not exceed sixty (60) days, and not including the active noncommercial repair of up to two (2) personal motor vehicles per legal lot within a one hundred and twenty (120) day period.
VERY LOW INCOME HOUSEHOLD	A household in which the gross annual income adjusted for family size does not exceed fifty percent (50%) of the medium household income for the County of Imperial.
VIOLATION	The failure of a structure or other development to be fully compliant with this ordinance. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in this ordinance is presumed to be in violation until such time as that documentation is provided.

§ 91401.22 "W"

WASHROOM	"Washroom" means a room equipped with washing and, usually, toilet facilities.
WATER SURFACE ELEVATION	The height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, (or other datum, where specified) of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.
WATER TREATMENT PLANT	"Water treatment plant" means a plant or facility for treatment or purification of water to make it usable.
WATERCOURSE	"Watercourse" means a natural or man-made, intermittent or perennial drainage channel which includes, but is not limited to, the terms river, stream, creek, channel or other topographic feature in, on, through, or over which water flows at least periodically.
WILD ANIMAL KEEPING	"Wild animal keeping" means keeping or maintaining any dangerous, wild, carnivorous, or exotic animal that is wild by nature and not customarily domesticated by man so as to live and breed in a tame condition.
WIND-DRIVEN ELECTRICAL GENERATORS, EXPERIMENTAL	"Experimental wind-driven electrical generators" means wind systems that are the first of their kind, and their use constitutes a testing of a new concept or design.
WIND-DRIVEN ELECTRICAL GENERATORS,	"Production wind-driven electrical generators" means electrical generators that have progressed beyond the prototype stage, and the construction of a significant number on a continuing basis has occurred.

PRODUCTION

**WIND-DRIVEN
ELECTRICAL
GENERATORS,
PROTOTYPE**

"Prototype wind-driven electrical generator" means electrical generators that have progressed beyond the experimental stage, and construction of a limited number to test operations in field conditions has occurred.

§ 91401.24 "Y"

YARD

"Yard" means an open space that lies between the principal or accessory building or buildings and the nearest lot line. Such yard is unoccupied and unobstructed from the ground upward, except as may be specifically provided in this Title.

YARD, FRONT

"Front yard" means a space extending across the full width of the lot between the front lot line and the nearest line or point of the main building or of any accessory building or structure.

YARD, IMPOUND

"Impound yard" means the outside storage of autos, trucks, or other vehicles for commercial purposes.

YARD, REAR

"Rear yard" means a yard extending across the full width of the lot between the rear lot line and the nearest line or point of the main building or of any accessory building or structure.

YARD, SIDE

"Side yard" means a yard extending from the front yard to the rear yard between the side lot line and the nearest line or point of the main building or of any accessory building or structure.

§ 91401.25 "Z"

ZONING

"Zoning" means dividing of the County into districts and the establishment of regulations governing the use, placement, spacing, and size of land and buildings.

ZONING DISTRICT

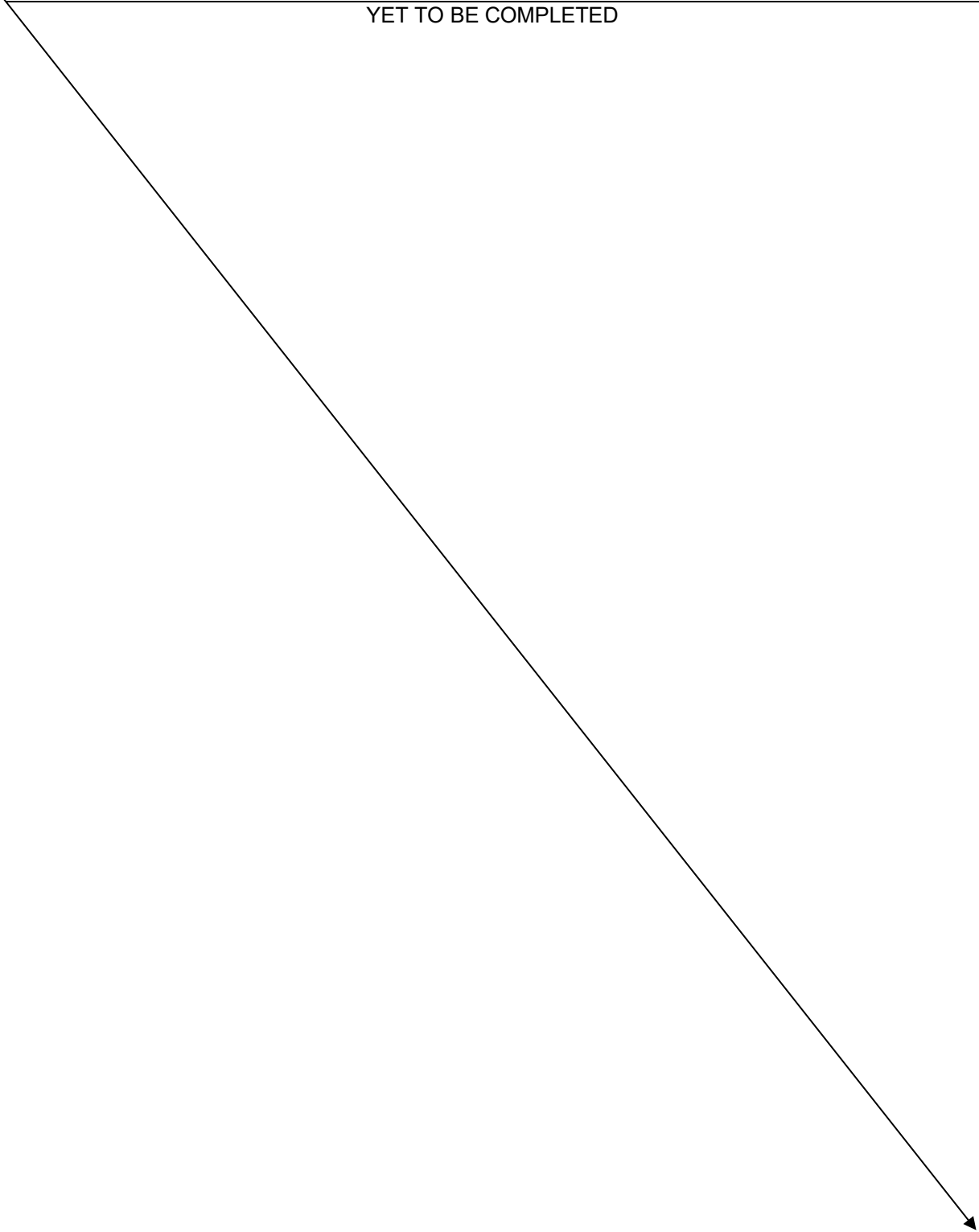
"Zoning district" means a specifically delineated area or district in the County within which regulations and requirements uniformly govern the use, placement, spacing, and size of land and buildings.

TITLE 9

DIVISION 14: DEFINITIONS/CLARIFICATIONS

CHAPTER 2: DRAWING(S)/SKETCHES

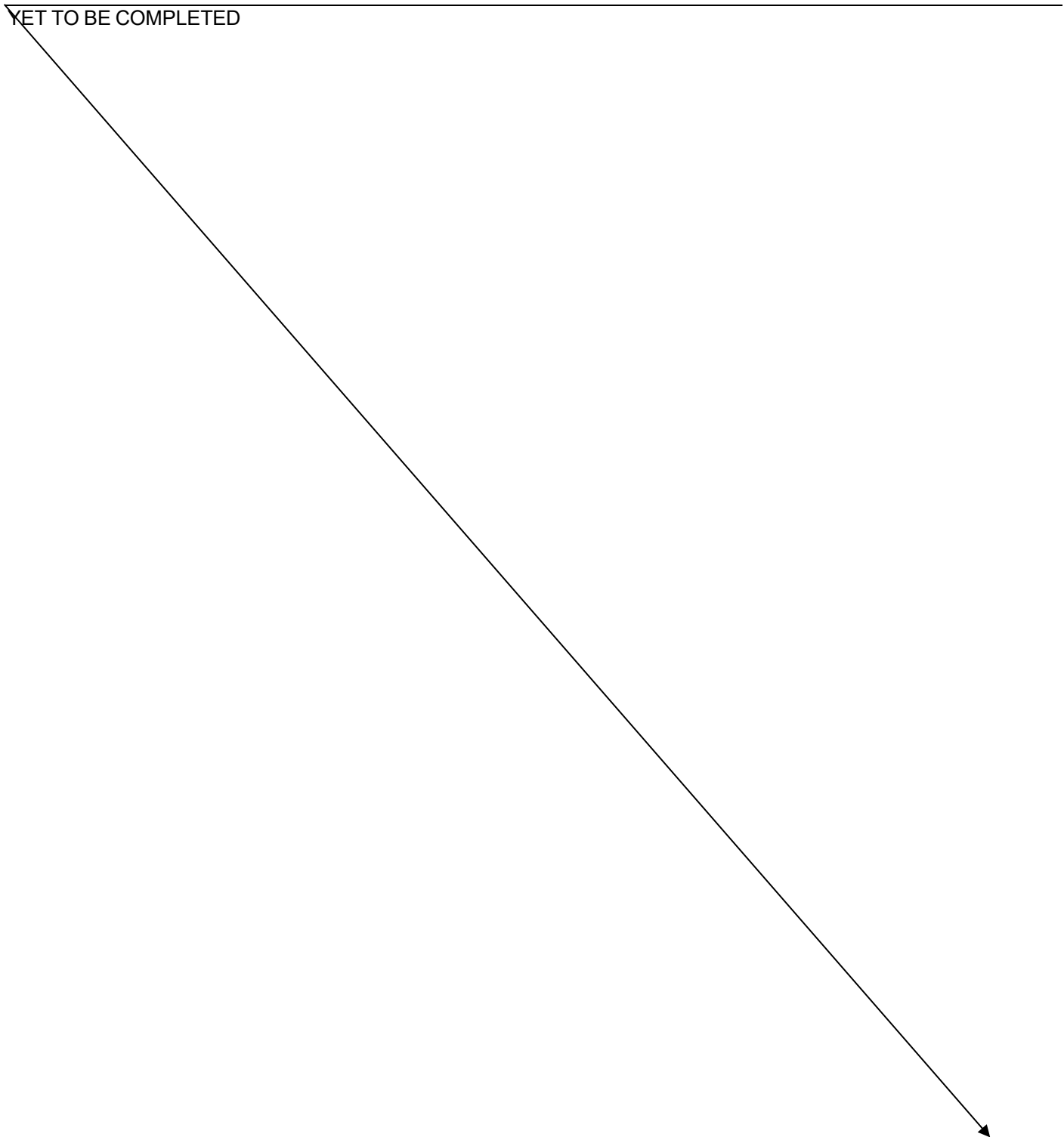
YET TO BE COMPLETED



TITLE 9

DIVISION 14: DEFINITIONS/CLARIFICATIONS

CHAPTER 3: POLICY/CLARIFICATION



YET TO BE COMPLETED