

# 9

## Appendix B Definitions

# City of Downey

## Downtown Specific Plan



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## 9. Appendix B: Definitions

### Definitions - A

**Accessory Building:** A detached building for which use is subordinate to and incidental to that of the main building on the same lot. The accessory building may include a garage, carport, playhouse, hobby shop, cabana, accessory living quarters or guesthouse, greenhouse, garden tool house, and other similar buildings.

**Accessory Use:** A use incidental and subordinate to the principal use of the premises, which does not alter the characteristics of the use considered as a whole and as related to other uses permitted in the same zone.

**Adult-oriented business:** Refers to business which is conducted exclusively for the patronage of adults and as to which minors are specifically excluded from patronage, either by law and/or by the operators of such business, and which is characterized by an emphasis on "specified sexual activities" and/or "specified anatomical areas." "Adult oriented business" also means and includes any adult motion picture theater, adult bookstore/adult video store/adult novelty store, adult cabaret, adult dance studio, adult hotel or motel, adult theater, sexual encounter establishment, nude modeling studio, adult tanning salon, sex supermarket/sex mini-mall, and any other business or establishment that, on a regular and substantial basis, offers its patrons entertainment or services which involve, depict, describe or relate to "specified sexual activities" and/or "specified anatomical areas." These businesses are not allowed in the Specific Plan area.

**Alcoholic Beverage Sales, Off-Site:** An establishment which sells alcohol for consumption off-site.

**Alcoholic Beverage Sales, On-site:** An establishment that includes the sale and on-site consumption of alcoholic beverages. The premises may contain a counter upon and over which alcoholic beverages, such as beer, wine, and distilled spirits are served.

**Animal Boarding Facilities/Doggie Daycare:** Includes any business or space maintained for the purpose of boarding or training dogs or cats over the age of four months for a fee or for sale. Daycare facilities may not keep animals overnight and are intended for day use only.

**Animal Grooming:** An establishment providing personal care of small domestic animals such as dogs, cats, parrots, canaries and other song and decorative birds, hamsters and similar animals, but specifically excluding dangerous animals or dangerous or poisonous or constricting reptiles.

**Animal Sales/Feed and Supplies/Pet Store:** A retail store that specializes in the sale of domesticated animals and feed and supplies for such animals.

**Antique/Collectible Store:** A retail store that specializes in the sale of antiques and/or collectible goods that are at least forty (40) years old.

**Apartment:** A room, or combination of rooms, including bathroom and kitchen facilities, in a multiple-unit building and occupied by not more than one (1) family per dwelling unit.

**Art Gallery:** An art gallery is a space dedicated to the display and sale of original artwork.

**Arts and Crafts Fair:** An event dedicated to the exhibition and sale of original arts and crafts.

**Automobile Parking Space:** An off-street permanently maintained space readily accessible to a street or alley and so located and arranged to permit parking for a passenger automobile of average size.

## Definitions - B

**Banquet Facility:** A room, hall, building(s), tent, or other enclosure, or portion thereof, enclosed on two (2) or more sides to accommodate special events, banquets, weddings, and other cultural events, where the capacity for public gathering or assembly does not exceed 500 people. For greater than 500 people, see conference facility.

**Bar/Night Club:** Refers to an establishment that primarily sells or dispenses alcohol by the drink, and where the preparation and sale of food is incidental to the business. A bar operates under a license issued by the Alcoholic Beverage Control Department of the State of California. Typical businesses include: sports bars, taverns, pubs, nightclubs, and wine bars.

**Bicycle Sales and Repair Shop:** A retail store that specializes in the sale and/or repair of bicycles.

**Bookstore:** A retail store that specializes in the sale of new and/or used books.

**Buildable Area:** That portion of a lot which may be occupied by buildings or structures, but not including front, side, or rear yards or street setback areas, or the portion of such lot where other regulations prohibit the occupation of buildings or structures.

**Building:** Any structure built for the support, shelter, or enclosure of persons, animals, belongings, or property of any kind and having a roof supported by columns or walls and attached to the ground.

**Building Frontage:** The portion of a main building that is most nearly parallel to a street or a parking area.

**Building Height:** The vertical distance measured from the street curb level to the highest point of the coping of a flat roof, or to the highest point of a mansard roof, or to the highest gable of a pitch or a hip roof.

**Build-to Line:** A build-to Line is a line parallel to the front property line and marks the location from which the principle vertical plane of the front building elevation must be erected. Build-to lines are intended to create a continuous building façade along a street.

**Business Office:** See “Office Business and Professional.”

## Definitions - C

**Catering Service:** A business that prepares and delivers food for consumption off the premises, for events like banquets or luncheons. A catering establishment may contain kitchen facilities and may also provide dining supplies such as place settings, tablecloths, and beverage dispensers.

**CEQA:** The California Environmental Quality Act, Public Resources Code Section 21000 et seq. and the California Environmental Quality Act Guidelines, as may be subsequently amended by the State.

**Colleges and Continuing Education Facility:** An institution of higher learning offering curriculum to advance students towards a degree. This use may include, for example, community colleges, private or publicly funded colleges, universities, or schools offering specialized business, professional, and vocational courses.

**Commercial Recreation Facility:** Any use or development, either public or private, providing amusement, pleasure or sport, diversion, exercise, or other resource affording relaxation and enjoyment that is operated primarily for financial gain. Typical uses may include health and fitness centers, batting cages, skating rinks, paintball, bowling alleys, pool halls, arcades, and miniature golf courses. This use excludes adult entertainment facilities.

**Commission:** The Planning Commission of the City of Downey.

**Conditional Use:** Uses that may be permitted, subject to approval of a Conditional Use Permit in accordance with Section 9824. Generally, conditional uses are those uses that have the potential for particularly sensitive, objectionable operating characteristics, or appearances, which may be out of character in a particular zone; which may make those uses suitable or unsuitable for a particular site or location.

**Condominium (Residential):** 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 space in a residential building on such real property, such as an apartment, office, or store. A condominium may include, in addition, a separate interest in other portions of such real property.

**Condominium Conversion:** Applies to the converting of a single lot or building into a condominium, townhouse, stock cooperative, or a community housing/apartment project in any applicable zone.

**Conference Facility:** A room, hall, building(s), tent, or other enclosure, or portion thereof, enclosed on two (2) or more sides to accommodate meeting halls, convention centers, special events, theatre performances, banquets, and cultural events.

**Council:** The City Council of the City of Downey.

**Court or Courtyard:** An open, unoccupied space with no roof or cover, other than a required front, side, or rear yard, on the same lot with a building or buildings and which is bounded on two (2) or more sides by such building or buildings.

**Courtyard Housing:** A distinct medium density multi-family housing typology centered around a shared outdoor open space or garden and surrounded by apartment units or townhomes typically only accessed by courtyard from the street.

**Cultural Institution:** An institution displaying or preserving objects of interest in one (1) or more of the arts or sciences. This classification generally includes libraries, museums and art galleries where displayed objects are not intended for sale.

**Cyber Café:** An establishment that provides five (5) or more computers or other electronic devices to the public for access to the internet or a local area network (LAN), to email, or to other computer software programs. Cyber cafés shall be synonymous with PC cafés, internet cafés, and cyber centers.

## Definitions - D

**Day Care Center, Adult:** An adult day care center is a non-residential facility specializing in providing activities for elderly and/or handicapped individuals. Typically centers operate 10 - 12 hours per day and provide meals, social/recreational outings, and general supervision. Adult daycare centers may also focus on providing care only for persons with Alzheimer's and related dementias or their services may be available for any disabled adult.

**Day Care Center, Child:** Any child day care facility, other than a family day care home, and includes infant centers, preschools, extended day care facilities, and school age childcare centers.

**Daycare Home, Large:** Includes facilities that provide day care to nine (9) to fourteen (14) children, inclusive, including children who reside at the home for periods of less than 24 hours per day, while the parent or guardians are away.

**Daycare Home, Small:** Includes facilities that provide family day care to eight (8) or fewer children, including children who reside at the home, while the parent or guardians are away.

**Density:** Residential dwelling units per net acre.

**Dine-in Restaurant:** See "Restaurant."

**District:** Refers to any of the Specific Plan land use districts indentified in Exhibit 2.1.

**Drive-Thru Restaurant:** A restaurant where a customer is permitted or encouraged, either by the design of physical facilities to be served while remaining seated in a vehicle including, but not limited to, drive-through or drive-in food. Drive-thru restaurants are not permitted in the Specific Plan area.

**Drug Store/Pharmacy:** An establishment where the primary business is the filling of medical prescriptions and the sale of drugs, medical devices and supplies, and nonprescription medicines, but where non-medical products may also be sold.

**Dry Cleaning and Laundry Services:** An establishment that caters to the cleaning service needs of the general public, including dry cleaning drop off locations and laundromats. Large-scale and commercial dry cleaning and laundry service facilities are excluded.

**Duplex Dwelling Unit:** A structure that contains two (2) units that share common walls or floor/ceilings. The land under the building or units is not divided into separate lots. The units may have separate or joint entrances, and typically have common parking and open space areas.

**Dwelling, Multifamily:** A building that contains three (3) or more dwelling units that share common walls or floor/ceilings. The land under the building or units is not divided into separate lots. The units may have separate or joint entrances, and typically have common parking and open space areas.

**Dwelling, Single-Family:** See "single-family dwelling."

**Dwelling Unit:** One (1) or more rooms arranged or used as living quarters by one (1) family and containing one (1) kitchen.

## Definitions - E

**Easement:** Usually the right to use property owned by another for specific purposes or to gain access to another property. For example, utility companies often have easements on private property of individuals to be able to install and maintain utility facilities.

**Elevation (Building):** A drawing showing the elements of the exterior of a building as a direct projection to a vertical plane.

**Environmental Impact Report (EIR):** A report that describes and analyzes the environmental effects of a proposed project pursuant to the California Environmental Quality Act (CEQA).

## Definitions - F

**Façade:** The major width of any exterior elevation of a building, extending from the grade to the top of the parapet wall or eaves, that is parallel to a street property line.

**Façade Fascia:** That portion of a separate exterior elevation of a building extending from above the door or window line to the top of the parapet wall or eave and the entire width of the building elevation parallel to the street property line.

**Family:** Two (2) or more persons living together as a relatively permanent single bona fide housekeeping unit in a domestic relationship based upon birth, marriage, or other domestic bond of social, economic, and psychological commitment to each other, as distinguished from a group occupying a boarding house, club, dormitory, fraternity, lodging house, motel, rehabilitation center, rest home, or sorority.

**Farmers' Market:** An open air (outdoor) market that is certified by the Los Angeles County Agricultural Commissioner where certified producers offer for sale only those agricultural products they grow themselves, and operated in accordance with regulations established by the California Department of Food and Agriculture, which includes the display of a valid health permit.

**Fast Food Restaurant:** An establishment where food and drink are prepared on premises, but are taken and consumed primarily off-site.

**Financial Services/Banks/Credit Union:** A commercial land use involved with the exchange of money and services related to the financial system such as banks or credit unions. Financial services do not include check cashing services or pay day loan facilities.

**Fireworks Stand:** A temporary space for the sale of fireworks immediately prior to the Independence Day holiday (July 4).

**Fitness Studio:** A space or business that is oriented to providing fitness classes or personal training to small groups of twenty (20) or fewer students. This use may include small dance studios, one-on-one personal training, yoga or Pilates studios, and other similar uses.

**Floor Area:** The total area of all floors contained within the exterior walls of all buildings on a lot or parcel of land.

**Floor-Area Ratio (FAR):** A term utilized to measure the allowable building intensity of non-residential structures on a site. The FAR is calculated by dividing the gross floor area by the total net acres of the site.

**Florist Shop:** A retail store that specializes in the design, arrangement and sale of flowers.

## Definitions - G

**Gable, Roof:** The generally triangular section of wall at the end of a pitched roof, occupying the space between the two (2) slopes of the roof.

**Garage, Private:** A fully enclosed detached accessory building or portion of a main building, enclosed on all four (4) sides and designed and used for the shelter or storage of automobiles, which provides the required off-street automobile storage space for the occupants of the premises.

**Garage, Public:** A building other than a private garage that is used for the shelter or storage of many automobiles in a large structure, which provides off-street automobile storage space for businesses in the surrounding area.

**General Plan:** The General Plan of the City of Downey adopted by the City Council.

**General Commercial Services:** An establishment providing general services to the public, including computer repair shops, carpet/rug/drapery cleaners, locksmith shops, plumbing shops, and similar services that are commercial in nature.

**General Retail and Specialized Retail (New):** An establishment, including a department store, variety store, discount store, or general store, etc., engaged in retail sales of new merchandise, including dry goods, apparel and accessories, small wares, sporting goods and equipment, bicycles and mopeds, musical instruments, arts and accessories, office supplies, books, stationery, jewelry, hobby materials, toys and games, cameras and photographic supplies, gifts, novelties and souvenirs, luggage and leather goods, fabrics and sewing supplies, florists and houseplant stores, artists supplies, tobacco shops, video rental, orthopedic supplies, party supply and rentals, religious goods, handcrafted items (stores for which may include space for crafting operations when such area is subordinate to retail sales), and other miscellaneous retail shopping goods.

**General Retail and Specialized Retail (Used):** An establishment, including a department store, variety store, discount store, or general store, etc., engaged in retail sales of used merchandise that is not considered to be antique, including dry goods, apparel and accessories, small wares, sporting goods and equipment, bicycles and mopeds, musical instruments, arts and accessories, office supplies, books, stationery, jewelry, hobby materials, toys and games, cameras and photographic supplies, gifts, novelties and souvenirs, luggage and leather goods, fabrics and sewing supplies, florists and houseplant stores, artists supplies, tobacco shops, video rental, orthopedic supplies, party supply and rentals, religious goods, handcrafted items (stores for which may include space for crafting operations

when such area is subordinate to retail sales), and other miscellaneous retail shopping goods.

**Government Facility:** Any building, structure, or other facility operated by a legally constituted Federal, State, or local government authority providing services to the general population, including post offices, fire stations, police stations, courts, etc.

**Grade:** The average of the finished grade at the center of each wall of a building or structure provided, however, where walls are parallel to and within five feet of a sidewalk or curb, the grade shall be measured at the sidewalk or curb level.

**Grade, Finished:** The completed paved or graded elevation of a lot.

**Grocery Store (Less than 10,000 sq ft):** An establishment, less than 10,000 square feet in size, primarily engaged in selling food for home preparation and consumption, and may include butcher shops with no slaughtering.

**Grocery Store (Greater than 10,000 sq ft):** An establishment, greater than 10,000 square feet in size, primarily engaged in selling food for home preparation and consumption, and may include butcher shops with no slaughtering.

## Definitions - H

**Hardscape:** Hardscape refers to non-planted areas that are usually treated with a surfacing material such as concrete, asphaltic concrete, pavers, etc.

**Hardware store/Home Improvement:** An establishment engaged in providing retail sale, rental, service, or repair and installation of home improvement products including building materials, paint and wallpaper, carpeting and floor covering, mattresses, decorating supplies, heating, air conditioning, electrical, plumbing, mechanical equipment, roofing, yard and garden supplies, home appliances, and similar home improvement products.

**Hedge:** A series of plants, shrubs, or other landscape materials so placed to form a physical barrier or enclosure.

**Height, Building:** See "Building Height."

**Home Occupation:** Any occupation conducted in the main building on a lot by a member of a family residing therein as an incidental use in connection with the primary residential use. Uses conducted in the home are subject to conditions per Section 9408.08 of the Downey Municipal Code.

**Hookah Lounge:** A hookah lounge (also called a hookah bar) is an establishment where patrons share shisha (flavored tobacco) from a communal hookah which is typically placed at each table.

**Hotel (less than 30 rooms):** A facility with guest rooms and/or suites, designed as temporary lodging, with or without meals, in which there are more than six (6) and less than 30 rooms, in which no provision is made for cooking in any individual room or suite. Typical uses include boutique hotels, bed and breakfast businesses and small specialized hotels.

**Hotel (greater than 30 rooms):** A facility with guest rooms and/or suites, designed as temporary lodging, with or without meals, in which there are more than thirty (30) guest rooms, and in which no provision is made for cooking in any individual room or suite. Typical uses include larger hotel facilities that accommodate a variety of users for business or leisure travel.

## Definitions – I

**Infrastructure:** Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems, and roads.

## Definitions – J

**Jewelry Store:** A retail store that specializes in the design, sale, and/or repair jewelry.

## Definitions – K

**Kiosk, Permanent:** A freestanding structure with a foundation located on private property not exceeding a maximum size of one hundred (100) square feet and compatible in design with other existing uses and buildings in the vicinity. A permanent kiosk will be operated for the purpose of vending food, drink, or retail goods or services.

**Kiosk, Temporary or Semi-Permanent:** A freestanding, temporary or semi-permanent structure having one (1) or more open air sides, operating on either private property or public rights-of-way and plazas, not exceeding a maximum of sixty (60) square feet and compatible in design with other existing uses and buildings in the vicinity. Kiosks shall be stationary; Moving kiosks are prohibited.

## Definitions – L

**Laboratories:** Establishments providing medical or dental laboratory services or establishments providing photographic, analytical, or testing services.

**Landscaping:** The planting and maintenance of a combination of live plant materials to include: native or exotic trees, groundcover, shrubs, vines, flowers, and sod.

**Landscaping, Drought-Tolerant:** Landscaping characterized by the use of vegetation that is drought tolerant or requires low water use.

**Landscape-Recreation Area:** A usable area developed with a combination of landscaping and recreation facilities. Recreation facilities may consist of swimming pools, recreation rooms, game areas, benches, walks, putting greens, and other active and passive interior or exterior recreation facilities and may include private balconies. Landscape-recreation areas shall be in addition to the required side yard on corner lots abutting a street and the front yards required by this Specific Plan.

**Laundry or Dry Cleaning Services:** See “Dry Cleaning and Laundry Services.”

**Live Entertainment:** Any exhibition, demonstration, or display upon, or by, any person, or any sound, word, speech, song or other utterance, or any dance, posture, act or other movement, or any music or other sound manually produced from any instrument or article, by any person, in the presence of any audience, which agreeably occupies the mind, or pleasantly attracts, diverts or holds the attention, or is for the amusement, of any person in such audience. Live entertainment will primarily occur in businesses in Downtown such as bars or nightclubs and includes, but is not limited to: dancing, solo or group performances, singing, and DJ services.

**Live/Work Unit:** A commercial unit designed and intended to function as a work and living space for the person(s) (business operators or their employees and their households) who reside there and where the residential use is secondary or accessory to the primary use as a place of work. A live/work unit has adequate working space available for and is regularly used by the person(s) residing in the live/work unit and one (1) or more rooms with cooking and sanitation facilities in conformance with building code and disabled access (A.D.A. and State of California Title 24) requirements.

**Loading Space, Off-Street:** An off-street space on the same lot with a use or building, for the temporary parking of a vehicle, while loading or unloading merchandise or materials.

**Lot Coverage:** The percentage of the lot area covered by a structure or building, including all accessory buildings.

**Lot:** Any piece or parcel of land bounded, defined, or shown upon a plat or deed recorded in the office of the County Recorder of Los Angeles County, which conforms to the boundaries of such lot as shown upon such recorded map, plat, or deed; provided, however, that in the event any building or structure covers more area than a lot as herein defined, the term “lot” shall include all such pieces or parcels of land upon which said building or structure is wholly or partly located together with the yards, courts, and other unoccupied spaces legally required for the building or structure.

**Lot Line:** The boundary line of a lot.

**Low-Income Household:** Households with an annual income that does not exceed the United States Department of Housing and Urban Development's annual determination for lower-income households based on area median

income, adjusted for household size. Low-income typically refers to households earning fifty percent or less of the determined area median income.

## Definitions – M

**Mail and Shipping Services:** An establishment primarily engaged in private postal services including shipping and mailing, mailbox rental, courier, delivery, and messenger services, and the sale of office, mailing, and moving supplies.

**Marquee:** A permanent roofed structure attached to, and supported by, a building and which projects over setback areas or public rights-of-way.

**Massage Therapy Establishment:** An establishment offering massage, acupuncture, alcohol rub, fomentation, electric or magnetic treatment, or similar treatment or manipulation of the human body, unless such treatment or manipulation is administered by a medical practitioner, chiropractor, acupuncturist, physical therapist or similar professional person licensed by the state as part of a medical clinic. This definition excludes a gymnasium/health and fitness center, school, barber/beauty shop, or similar establishment where massage or similar manipulation of the human body is offered by an individual as an incidental or accessory service and does not occupy more than 25 percent of the area of the establishment. This definition also specifically excludes Adult Massage Services as defined in Section 9402 of the Downey Municipal Code.

**Mixed-Use Building:** A structure containing both residential and commercial uses (which may include retail, restaurants, offices, services, and similar uses deemed compatible with residential uses). The commercial use or uses are typically located on the ground floor of the structure with the residential dwellings predominantly located on the second or higher floors (see Figure 9.1.9).

**Mixed-Use Development:** A project with both residential and nonresidential uses located on the same lot or site.

**Moderate-Income Household:** Households with an annual income that does not exceed the United States Department of Housing and Urban Development's annual determination for moderate-income households based on area median income, adjusted for household size. Moderate-income typically refers to households earning eighty percent or less of the determined area median income.

**Motel:** A group of attached or detached buildings containing individual sleeping rooms, without kitchens, for the temporary use of automobile tourists or transients for a period of not more than one hundred twenty (120) consecutive days and shall include auto courts, motor lodges, and tourist courts. This use is not permitted anywhere in the Specific Plan area.

**Multi-Tenant Complex:** Any combination of two (2) or more separately owned and operated businesses established on a single or commonly owned contiguous

parcel of land, or that share common driveways for ingress/egress, or share five (5) or more off-street parking spaces.

## Definitions – N

**Newsstand:** An establishment where newspapers and magazines are displayed and sold outdoors.

**Nightclub:** An establishment that is open late, generally featuring music, in conjunction with food and/or drink. A nightclub is usually distinguished from bars, pubs or taverns by the inclusion of a dance floor and a DJ booth, where a DJ plays recorded dance and pop music.

**Non-conforming Building:** A building or portion thereof which was lawfully erected or altered and maintained but which, because of the application of this article to it, no longer conforms to the regulations set forth in this article applicable to the district in which such building is located.

**Non-conforming Structure:** A structure or portion thereof which was lawfully erected or altered and maintained but which, because of the application of this article to it, no longer conforms to the regulations set forth in this article applicable to the district in which such structure is located.

**Non-conforming Use:** A use which was lawfully established and maintained but which, because of the application of this article to it, no longer conforms to the use regulations set forth in this article applicable to the district in which such use is located.

**Non-Residential:** Any use which does not include a dwelling unit as the primary use, including, but not limited to, commercial, industrial, educational, institutional, public, recreational, and agricultural uses.

**Non-restricted Unit:** With regard to density bonus development, all dwelling units within a residential development excluding the target affordable units.

**Nursery and Garden Supply Store:** A retail store that specializes in the sale of trees, flowers, plants, seeds, and other garden equipment.

## Definitions – O

**Occupancy, Change of:** A discontinuance of an existing use and the substitution of a use of a different kind or class.

**Office, Business and Professional:** Offices, firms, other or organizations providing professional, executive, management, or administrative services, such as accounting, architectural, engineering, real estate, insurance, investment, legal, psychological, and medical/dental laboratories incidental to an office use. This use excludes banks, savings and loan associations and other similar financial institutions, and dental and medical offices.

**Office, Medical and Dental:** Offices and clinics used for the practice of medicine, chiropractic, dentistry, optometry, podiatry, and various forms of physical therapy. This use excludes the overnight care of a patient.

**Open Space:** Land areas that are not occupied by buildings, structures, parking areas, driveways, streets, or alleys. Open space may include land areas occupied by buildings or structures specifically designed for recreation purposes such as swimming pools and recreation buildings.

**Open Space, Common:** Open space reserved primarily for the enjoyment and recreational use of all residents of a residential development, such as a Planned Unit Development, condominium, or mixed-use development, and owned and maintained by all residents, generally through a homeowner's association.

**Open Space, Private:** Open space located adjacent to, and directly accessible from the living room, family room, kitchen or dining room of an individual dwelling unit that is designed, maintained, and reserved exclusively for the use of the residents of said unit.

**Open Space, Usable:** An open area or recreational facility that is designed and intended to be used for outdoor living and/or recreation.

**Outdoor Patio Seating or Dining:** An outdoor seating area attached or adjacent to a restaurant or similar uses that may or may not encroach into the public right of way.

**Overlay Zone:** A certain portion of the City where regulations relating to specific environmental, physical, or other characteristics (e.g., locational, economic, historical) are imposed in addition to those of the base zone covering the land in question.

## Definitions – P

**Parapet:** A low protective wall along the edge of a raised structure such as a roof or balcony.

**Parcel of Land:** Parcel of land shall mean the same as lot.

**Parks and Recreation Facilities:** Noncommercial parks, playgrounds, recreation facilities, and open spaces.

**Parking Assessment District:** An assessment district formed pursuant to the California State Parking District Law of 1943.

**Parking Lot and Parking Structures/Garage:** An area or structure, closed or unenclosed, for the parking of motor vehicles plus those additional areas providing site ingress and egress to and from said area.

**Parking, Shared:** A public or private parking lot and/or parking structure/garage used jointly by two or more uses.

**Parking Space, Compact:** A reduced parking space, 8 feet wide and 15 feet long when perpendicular to a driveway or aisle, compared with the traditional 8.5 feet wide by 18 feet long.

**Patio, Enclosed:** A level, paved or decked area directly abutting a principal building that is enclosed on all sides, whose principal use shall be for outdoor entertaining or recreation. A patio is not used as a habitable room or as a parking space for vehicles.

**Patio, Open:** A level, paved or decked area directly abutting a principal building open on one or more sides, which may be covered or uncovered, whose principal use shall be for outdoor entertaining or recreation. A patio is not used as a habitable room or as a parking space for vehicles.

**Paving:** A solid concrete, tile, or brick surface, which serves as a covering for pedestrian/vehicular roadway.

**Pedestrian-Oriented or Pedestrian-Friendly:** Development that is designed with a primary emphasis on the street sidewalk and facilitating pedestrian access to the site and building rather than from auto access and parking areas. Buildings in such developments are generally placed close to the street and the main entrance is oriented to the street sidewalk. There are generally windows and display areas along the street façades of building and outdoor areas (such as plazas) that are oriented to pedestrians. Although buildings and parking areas may be provided, they are not emphasized in the design of buildings.

**Pedestrian-Scaled:** Designed to be accessible to pedestrians, as opposed to automobiles.

**Permeable Paving:** A paving material that permits water penetration to a soil depth of eighteen (18") inches or more, including non-porous surface material poured or lain in sections not exceeding one square foot in area and collectively comprising less than two-thirds of the total surface area of the lot and loosely laid materials such as crushed stone or gravel.

**Permit:** A document issued by the City pursuant to the provisions of this Specific Plan authorizing specific activities, uses, or structures together with the conditions upon which such permit is issued, and the plans, specifications, reports, and approved modifications pertaining thereto.

**Permitted:** A use or structure that is allowed without the requirement for approval of a discretionary permit. However, some permitted uses and structures may require approval of nondiscretionary permits, such as Site Plan Review, Temporary Use Permits, Home Occupation Permits, Special Event Permits, Building Permits, etc.

**Personal Improvement Services:** Services or facilities including, but not limited to, music or photography lessons, fine arts, crafts, driving schools (excludes truck driving schools), and diet centers.

**Personal Services:** A commercial land use providing recurrently needed services of a personal nature. Personal services generally include barbershops, beauty and nail salons (including permanent cosmetic facial shading), day spas, seamstresses, tailors, shoe repair shops, photo processing, and photographic studios.

**Place of Public Assembly:** Any place designed for, or used for, the congregation or gathering of 20 or more persons in one room where such gathering is of a public nature. Assembly hall, church, auditorium, recreational hall, pavilion, place of amusement, dance hall, opera house, motion picture theater, outdoor theater, and theater are included in this definition.

**Planned Unit Development:** A tract of land that is developed as an integrated unit under single ownership or control.

**Plot Plan:** A scaled drawing of a lot and the adjacent and surrounding areas, showing the use and location of all existing and proposed buildings, structures, and improvements.

**Pocket Park:** A small neighborhood park of approximately one (1) acre or less.

**Preferential Parking:** Parking spaces designated or assigned, through use of a sign or painted space markings, for carpool and vanpool vehicles carrying commuter passengers on a regular basis that are provided in a location more convenient to a place of employment than parking spaces provided for employees' single-occupant vehicles.

**Premises:** Any portion of any lot and any portion of any building or structure contained thereon.

**Principal Structure:** The primary structure(s) within which is conducted the principal use of the lot.

**Principal Use:** The primary and predominate use on any lot.

**Printing and Photocopy Services:** An establishment offering photocopy or printing services by letterpress, lithography, gravure, screen, offset, or electrostatic (xerographic) copying, and other "quick printing" services, including establishments serving the printing trade such as bookbinding, typesetting, engraving, photoengraving, and electrotyping. This use also includes establishments that publish newspapers, books, and periodicals; and establishments manufacturing business forms and binding devices.

**Professional Office:** See "Office Business and Professional."

**Public Uses:** A class of uses, generally open to the public and maintained and supported by public or nonprofit agencies or organizations and which are of a recreational, civic, educational, religious, institutional, or cultural nature.

**Public Utility:** Any entity authorized under regulation by the Public Utilities Commission approved for the provision of public utilities. This use may include any of the following facilities: electrical substations and switching stations, natural gas regulating and distribution facilities, public water system wells, treatment plants and storage, telephone switching facilities, wastewater treatment plants, settling ponds, and disposal fields. This use may also exclude telecommunications facilities.

## Definitions – R

**Research and Development:** An establishment which engages in scientific research, and/or the design, development and testing of computer software, and electrical, electronic, magnetic, optical, and mechanical components in advance of product manufacturing, not associated with a manufacturing facility on the same site. This use includes chemical and biotechnology research and development.

**Residential Accessory Structures:** Any structure that is customarily part of a residence, and clearly incidental and secondary to a residence and that does not change the character of the residential use. Residential accessory structures include garages, carports, storage buildings, workshops, hobby shops, greenhouses, cabanas, art or music studios, children's playhouses or playground equipment, patio covers, gazebos, arbors, pergolas, pavilions, fireplaces, fire pits, barbeques, water features, and other similar structures.

**Residential Care Facility, Small:** Residential facilities approved and licensed by the State of California in a single-family dwelling in which group care, supervision and/or assistance are provided for a maximum of six (6) persons under the age of eighteen (18) years or over the age of sixty (60) or for persons who have a disability as defined herein. This use excludes family day care, adult day care, foster care or any medical services, including nursing services, beyond that required by the residents of the facility for sustaining the activities of daily living. Examples of residential care facilities include, but are not limited to, facilities for the following:

- (a) Developmentally or mentally disabled;
- (b) Substance abuse recovery;
- (c) Dependent and neglected children;
- (d) Physically disabled; or
- (e) Wards of the court.

**Residential Development Density Bonus:** With regard to density bonus development, any project requiring any Specific Plan, Development Agreement,

Planned Unit Development Permit, Tentative Map, Minor Subdivision, Conditional Use Permit, Site Plan Review, or Building Permit, for which a development review application has been submitted to the City, and which would create five (5) or more additional dwelling units by construction or alteration of structures, not including conversion of existing dwelling units to condominiums.

**Restaurant:** An establishment where food and drink are prepared, served, and consumed by the general public primarily within the principle building. Some types of establishments included within the term "Restaurant" are bakeries, delicatessens, dessert stores, doughnut shops, juice bars, pastry shops, tea houses, cafes, cafeterias, coffee houses, coffee shops, dinner houses, pancake and waffle houses, and sandwich shops. Restaurants can be further defined into three types:

- (a) Dine-in Restaurant: Includes restaurants with or without a bar or lounge area which provides food delivered to tables or dining counters, and only incidental carry-out service.
- (b) Take-out Restaurant: Provides quickly or previously prepared food to a service counter, whereby the patron carries the food off-premises for consumption.

**Retail:** See "General Retail/Specialized Retail."

**Right-of-Way:** An area or strip of land, either public or private, on which a right of surface passage has been recorded. Thus, the right-of-way shall include a public right-of-way, a common lot containing a private street, or other public or private right of surface passage consistent with this definition.

**Right-of-Way, Ultimate:** The ultimate right-of-way is the required width of any street or highway, determined by the City Engineer, as shown on the maps on file in the office of the City Engineer, or as shown on a Master Plan of Street and Highways approved by the City Council, or as shown in the General Plan.

**Roof:** A structural covering over any portion of a building or structure, including projections beyond the walls or support of the building or structure, which is permanently attached.

**Roof-Mounted:** Wireless communication service antennas that are mounted on any structure that is not specifically constructed for supporting antennae, in any manner that does not satisfy the definition of "wall mounted."

## Definitions – S

**Senior Citizen:** A person 62 years of age or older or, in a senior citizen housing development of at least 150 dwelling units, a person 55 years of age or older.

**Senior Citizen Apartment Project:** With regard to density bonus development, a residential development of 35 dwelling units or more designed for permanent residency by qualifying residents in accordance with California Civil Code Section 51.3. This definition pertains to the density bonus allowed for senior housing units allowed in accordance with the State Density Bonus provisions, and includes mobile home parks.

**Senior Citizen Housing Development:** Residential development consisting of at least five dwelling units that are developed or substantially rehabilitated or renovated to the provisions of Section 9418 of this article. Senior citizen housing developments do not include those facilities providing medical care or “care and supervision” as defined by this article.

**Setback Line, Front:** The line that defines the depth of the required front yard. Said setback line shall be parallel with the street line or the line established by the General Plan, and be removed there from by the perpendicular distance prescribed for the front yard in the zone.

**Setback Line, Rear or Side:** The line that defines the width or depth of the required rear or side yard. Said setback line shall be parallel with the property line, removed there from by the perpendicular distance prescribed for the yard in the zone. Where the side or rear yard abuts a street, the distance shall be measured as set forth in “setback line, front.”

**Setback, Street Side:** On a lot that abuts two or more streets at their intersection, the line that defines the width of the required side yard on the street side. Said setback line shall be parallel with the street line, removed there from by the perpendicular distance prescribed for the yard in the zone.

**Screen Planting:** Landscaping, at least thirty (30") inches high, designed to screen or otherwise hide from view certain elements of development, such as parking lots, utility structures, and the like.

**Sidewalk:** A right-of-way designed for the use by pedestrians and not intended for use by motor vehicles of any kind. A sidewalk may be located within or without a street right-of-way, at grade, or grade separated from vehicular traffic.

**Sign:** Any device designed to inform or attract the attention of persons not on the premises on which the sign is located as follows:

- (a) Any structure, board, fence, card, cloth, paper, metal, wooden, plastic, painted, printed, or lighted structure of any character used for outdoor advertising purposes or any structure upon which any advertisement is shown, or whereon any poster, bill, printing, painting, device, or other advertising matter of any kind whatsoever may be attached or painted, whether placed on the ground or on shrubbery, rocks, fences, walls, buildings, or other materials or structures.
- (b) The previous definition is intended to include, as well as all other structures and advertising media therein set forth, billboards, outdoor advertising, flags, posters, displays, and signs, whether ground, projecting, roof, wall, or banner.

- (c) Works of art shall include, but not be limited to, murals, structures, paintings, mosaics, photographs, and statues depicting ideological expression, and which in no way refer to the business at which such work of art is located.

**Sign, Area:** The entire surface area of a sign including nonstructural trim, but excluding supports, uprights, or structures upon which the sign is supported.

**Sign, Background Area:** The entire background area of a sign upon which copy could be placed.

**Sign, Banner:** A nonpermanent sign composed of fabric, pliable plastic, paper, or other light material not enclosed in a rigid frame or secured or mounted so as to allow movement by the atmosphere to cause movement of the sign, including flags, streamers, and pennants.

**Sign, Changeable Copy:** Sign in which the copy/text may be changed or rearranged without altering the face or the surface of the sign, and which may be rearranged manually, mechanically, or electronically. The display of time and temperature information is not considered a changeable copy sign.

**Sign, Construction:** A temporary sign during a period of construction stating the type or purpose for which the building is proposed and may include the name, address, and telephone number of businesses directly related to the construction project.

**Sign, Copy:** Any word, letter, number, figure, picture, design, or other representation incorporated into a sign to convey a message and to attract attention to the subject matter.

**Sign, Copy Area of:** The actual area of sign copy applied to any background.

**Sign, Copy Change and/or Text Change:** The change of an existing message within the existing legal sign.

**Sign, Directional:** On-premise signs designed to guide or direct pedestrian or vehicular traffic.

**Sign, Freestanding:** Any sign supported wholly by uprights or braces placed in or upon the ground, including poster panels and painted bulletins.

**Sign, Height:** The height of a sign shall be measured from the finished grade to the top of the sign including any element thereof. The finished grade of a bermed sign with a maximum of a 2:1 slope shall be measured from the crest of the berm. For half-berms or berms with greater than 2:1 slopes, the finished grade shall mean the average of the finished grade at the center sign structure, provided where the sign is parallel to and within five feet of a sidewalk, or curb, the grade shall be measured at the sidewalk or curb level.

**Sign, Holiday Decorations:** The use of decorations, displays, or other materials which may not comply with the requirements of this article, but may be used for the purposes of recognizing traditional holidays, such as, but not limited to, Easter, July 4th, Halloween, Thanksgiving, and Christmas.

**Sign, Illegal:** Any sign installed or constructed without proper approval and/or permits as required by this article or any nonconforming sign that has exceeded its authorized amortization period.

**Sign, Illuminated:** A sign in which a source of light is used to make the copy readable. This definition shall include internally and externally lighted signs and reflectorized, glowing, or radiating signs.

**Sign, Indirectly Illuminated:** A sign illuminated with a light directed primarily toward such sign, including back lighting, and so shielded that no direct ray from the light is visible.

**Sign, Interior Illuminated:** A sign in which illumination is provided entirely within the perimeter of the sign structure and which cannot be seen directly from without.

**Sign, Marquee:** Any sign attached to a marquee.

**Sign, Monument:** A low-profile sign, which is an integral part of a landscaping plan, located between a building or street setback line and a street property line for identification purposes, and having a solid base support.

**Sign, Nonconforming:** A sign which was lawfully erected, altered, or maintained but which, because of the application of this article to it, no longer conforms to the use regulations set forth in this article applicable to the district in which such use is located.

**Sign, On-Premises:** A sign which carries only advertisements strictly incidental to a lawful use of the premises on which it is located, including signs or sign devices indicating transacted; services rendered; goods sold or produced on the premises; name of the business; and name of the person, firm, or corporation occupying the premises.

**Sign, Outdoor Advertising:** Any billboard or advertising structure bearing a sign, which is erected upon the ground, or any sign attached or painted on a building that directs attention to a business commodity, industry, or other activity which is sold, offered, or conducted elsewhere than on the premises. Such signs shall include signs mounted on wheeled vehicles when used as a directional sign expressly for directing automobile, pedestrian, and other forms of traffic to a specific business location. Such signs shall also include any sign of which more than twenty (20) percent is devoted to the advertising of a commodity or service that is not the exclusive commodity or service being sold or rendered on the premises or part of the name of the business concern involved.

**Sign, Projecting:** A sign mounted on a building wall in which the sign fascia is not parallel to the building façade or façade fascia.

**Sign, Primary:** One wall sign mounted on the front façade or front fascia of a business, to identify its name or service rendered.

**Sign, Roof:** Any sign erected upon or over the roof of any building or which is partially or totally supported by the roof or roof structure of the building. Signs attached to a mansard roof shall be considered a wall and shall not extend beyond the exterior lines of the roof or exceed other wall sign standards.

**Sign, Statuary:** A statue or other three-dimensional structure imitating or representing a person, animal, or object which is sculptured, molded, or cast in any solid or plastic substance, material, or fabric and used for commercial or industrial purposes.

**Sign, Support:** Any structure, containing no copy, excepting street addresses, which supports or is capable of supporting any sign as defined in this article. A sign support may be a single pole or may be an integral part of the design of a building.

**Sign, Temporary:** A sign constructed of paper, cloth, canvas, or other similar lightweight material, with or without frames, including window displays intended to be displayed for a period not to exceed the period of time set forth in a particular district.

**Sign, Wall:** A sign affixed in any manner to the wall of a building or structure which projects not more than eighteen (18") inches from the building wall and which does not extend beyond the façade of the building on which it is located. Wall signs shall include signs attached to a mansard roof.

**Sign, Window:** A sign that is applied or attached to the exterior or interior of a window or located in such a manner within a building that its purpose is to be viewed from the exterior of the building through the window. Vertical and/or horizontal separations less than six (6") inches in width shall be viewed as a window without separation. Separations greater than six (6") inches in width shall be considered separate windows.

**Site:** A contiguous area of land, including a lot or lots or a portion thereof, upon which a project is developed or proposed for development.

**Single-Family Dwelling:** A detached residential dwelling unit, designed for occupancy by one (1) family, and may also include housing types described in Government Code Section 65852.

**Single-Family Dwelling, Attached:** Single-family attached means a dwelling unit that is structurally connected with at least one other such dwelling unit and typically two or three (2-3) stories in height. Each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common fire resistant walls. Examples of single-family attached dwellings include townhomes and duplexes.

**Single-Family Dwelling, Detached:** A dwelling unit occupied or intended for occupancy by only one (1) household that is structurally independent from any other such dwelling unit or structure intended for residential or other use.

**Site Plan Review:** An administrative process conducted in accordance with Section 9820 of the Downey Municipal Code.

**Smoke and Cigar Store:** A retail store that specializes in the sale of cigars, tobacco, and other related items.

**Smoke and Cigar Lounge:** An establishment that specializes in the sale of cigars, tobacco, and other related items and provides an area for customers to sit and smoke purchased products.

**Special Event:** A temporary outdoor use that extends beyond the normal uses and standards allowed by this article. Special events may include, but are not limited to art shows, sidewalk sales, pumpkin and Christmas tree sales, haunted houses, carnivals, special auto sales, grand openings, festivals, home exhibitions, and church bazaars.

**Specific Plan:** A plan, adopted by City Ordinance, which shows the future physical development to be implemented within a specifically defined and circumscribed area of the City. The Specific Plan describes the types of land uses to be developed on each parcel; a plan for infrastructure in and adjacent to the Specific Plan area; and written standards, regulations, and policies for such items as architectural design, open spaces, preservation of existing structures, and other relevant factors.

**Story:** That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above.

**Street:** Any public right-of-way or private recorded thoroughfare that affords a principal means of access to an abutting lot (see "Alley" and "Freeway").

**Street Frontage:** The length of a lot facing a street that affords direct public access to the lot.

**Street Furniture:** Those features associated with a street that are intended to enhance the street's physical character and intended for use by pedestrians (the general public), such as benches, trash receptacles, lights, and newspaper racks.

**Street Line:** The boundary line between a street and abutting lot (see "Lot Line, Front").

**Street Setback Line:** A line parallel to a street line extending the full width or length of a lot with a minimum required horizontal distance from the street centerline or right-of-way line.

**Streetscape:** The linear environment along a right-of-way created by the placement and design of buildings, trees, open spaces, street furniture, and infrastructure.

**Street Right-of-Way Line:** The existing or proposed future ultimate width of a public or private right-of-way as determined by the City Engineer. Street right-of-way line shall mean street line.

**Structure:** Anything constructed or erected which requires a location on the ground or which is attached to something having a location on the ground, but not including fences or walls seven (7) feet or less in height.

**Structural Alteration:** Any change in the supporting members of a building such as bearing walls, columns, beams, girders, floor joists, roof joists, or foundations.

**Subdivision:** The process of dividing land and/or structures for parcelized sales. This process involves either parcel or tract maps.

**Swap Meet/Flea Market:** A place or location which has been advertised by any means whatsoever as a place or location to which members of the public, during a specified period of time, may bring property and exhibit it for sale or exchange.

## Definitions – T

**Tailor Shops, Shoe Repair Shops:** An establishment which engages in the repair of clothing, linens, and shoes, but does not manufacture items.

**Take-Out Restaurant:** See "Restaurants"

**Temporary Event:** An event held either indoors or outdoors for no longer than four consecutive days, which may include music festivals, stage or theatrical shows, sports events, fairs, carnivals, rodeos, automobile shows, sales or races; off-road vehicle sales, shows or races; animal sales, shows or races; heavy equipment auctions, and tent revival meetings.

**Temporary Parking:** The temporary parking of a licensed motor vehicle for a period of time not exceeding twelve (12) hours in any twenty-four (24) hour period.

**Temporary Structure:** Any structure that is readily movable and is not attached to a permanent foundation, and is used or intended to be used for a period not to exceed sixty (60) days. Such structure shall be subject to all applicable property development standards for the zone in which it is located.

**Temporary Use:** A use which is associated with a holiday or special event, or which is accessory to a permitted use and transitory in nature.

**Tenant:** The lessee of residential or other facility space at an applicable development project.

**Tot Lot:** An improved and equipped play area for small children usually up to elementary school age.

**Townhouse:** An arrangement of single-family dwellings, joined by common walls on not more than two (2) sides, with the uppermost story being a portion of the same dwelling located directly beneath at the grade of the first floor level, and having exclusive individual ownership and occupant rights of each dwelling unit, including, but not limited to, the land area directly beneath such dwelling.

**Traffic Calming:** Measures that reduce motorist speed, decrease motor vehicle volumes, reduce cut-through traffic, enhance the street environment, and/or increase safety for pedestrians and non-motorized vehicles. Mostly includes physical features, but may also include educational programs, traffic enforcement, and traffic operation changes.

**Transit Center:** A passenger station and/or terminal for vehicular and rail mass transit systems. Also terminal facilities providing maintenance and service for the vehicles operated in the transit system and may include buses, taxis, railway, subway, etc.

**Transportation Demand Management (TDM):** The incentive for alteration of travel behavior, usually on the part of commuters, through programs, services, and policies, TDM includes alternatives to single-occupant vehicles such as carpooling and vanpooling, and changes in work schedules that move trips out of the peak period or eliminate them altogether (as in the case of telecommuting or compressed work weeks).

**Travel Agency:** A retail business that sells travel related products and services to customers, on behalf of suppliers, such as airlines, car rentals, cruise lines, hotels, railways, sightseeing tours and package holidays that combine several products.

**Trip Reduction:** Reducing the number of vehicle trips primarily by single-occupant vehicles.

**Tutoring Facilities/Educational-Activity Center:** A business or facility that is oriented to provide tutoring assistance, work space or extra-curricular activities to small groups of twenty (20) or fewer students. This use may also include testing centers or preparation courses, or similar types of classes.

## Definitions – U

**Use:** The purpose for which a lot or building is arranged, designed, or intended or for which either is, or may be, occupied or maintained.

**Use Classifications:** Categories of land uses.

**Utilities:** A water, gas, electricity, or sewer facility and accompanying office and maintenance yard.

## Definitions – V

**Veterinary Office:** An establishment providing for the medical treatment of common household pets with no provisions made for boarding, outside runs or kennels; except that overnight care incidental to medical treatment and short-term boarding is permitted.

## Definitions – W

**Warehouse:** A use engaged in storage, wholesale, and distribution of manufactured products, supplies, and equipment, excluding bulk storage of materials that are flammable or explosives or that present hazards or conditions commonly recognized as offensive.

**Wireless Communication Facility:** An antenna structure and any appurtenant facilities or equipment located within City limits that provide commercial wireless service.

## Definitions – Y

**Yard:** An open space abutting a front, rear, or side lot line of a lot that is unoccupied and unobstructed from the ground upward, except as otherwise provided in this article. Yard shall also mean the required setback area for a building or structure from a property line.

## Definitions – Z

**Zone:** A section of the City to which regulations governing the height, area, use, size of buildings and structures, and other uniform regulations apply. For the Specific Plan area, five (5) land use districts have been established that dictate the development standards for the properties within the project area.



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# City of Downey

## Downtown Specific Plan

 Planning  
in Motion  
Hogle-Ireland, Inc.

**URBAN STUDIO**

