

SECTION 10. DEFINITIONS

A. For the purpose of this Ordinance, certain terms used herein are defined as follows:

All words used in the present tense shall include the future tenses; all words in the plural number shall include the singular; and all words in the singular number shall include the plural number, unless the natural construction of the wording indicates otherwise.

The word "lot" includes the "plot"; the word "building" includes the word "structure"; and the word "shall" is mandatory and not directory. The word "County" as used herein shall mean the County of Trinity, State of California; the words "Board of Supervisors" shall mean the Board of Supervisors of the County of Trinity, State of California; the words "Planning Commission" shall mean the County Planning Commission of the County of Trinity, State of California; and the words "County Boundary" shall mean the boundary of the County of Trinity, State of California.

Adult Day Support Center: A community-based group program designed to meet the needs of functionally impaired adults through an individual plan of care in a structured comprehensive program that provides a variety of social and related support services in a protective setting on less than a 24-hour basis.

Airport: A place, either on land or on water, where aircraft may land and take off and where additional space may be provided to discharge or receive cargoes and passengers, make repairs, or take in fuel.

Agriculture: Art or science of cultivating the ground, including harvesting of crops and rearing and management of livestock, tillage, husbandry, farming, horticulture, forestry, and the science and the art of the production of plants and animals useful to man.

Agricultural Commodity: Any and all plant and animal products produced for commercial purposes.

Agricultural Preserve: An area devoted to agricultural and compatible uses. Such preserves, when established, shall be for the purpose of subsequently placing restrictions upon the use of land within them, or supplementing existing restrictions, pursuant to the purposes of this ordinance. Such preserve may contain land other than prime agricultural land, but the use of any land not under contract within the preserve shall subsequently be restricted in such a way as to not be incompatible with the agricultural use of the prime agricultural land, the use of which is limited by contract in accordance with this ordinance. Such preserve may also be established even if it contains no prime agricultural land, provided that the land within the preserve is subsequently restricted to agricultural and compatible uses by agreement as provided in this ordinance, or by any other suitable means.

Agricultural Structures: Any structure designed and constructed for the sole purpose of sheltering livestock, poultry, agricultural equipment, livestock and poultry feed, and similar uses in which there is no human habitation and which is not used by the public. (Ord. No. 315-386)

Agricultural Use: The use of land for the purpose of producing an agricultural commodity for commercial purposes.

Alley: A passage or way open to public travel, affording a secondary means of vehicular access to abutting lots and not intended for general traffic circulation.

Animal Hospital, large: Any premises used for the treatment, care, boarding, grooming of large or small animals.

Animal Hospital, small: Any premises used for the treatment, care, boarding, grooming of dogs, cats and similar size animals, with all operations being conducted solely within a building unless otherwise specified in the Use Permit.

Apartment: A room, or suite of two or more rooms, which is designated for, intended for, or occupied by one family doing its cooking therein.

Automobile Wrecking Yards: See Junk Yard.

Bed and Breakfast Inn: A dwelling including on-site accessory structures, containing a single dwelling unit in which the inn owner or manager resides, and containing not more than four (4) guest rooms, in which, for compensation, temporary night to night lodging with or without meals is provided. (Ord. No. 315-345)

Block: That property abutting on one side of a street and lying between the two nearest intersecting or intercepting streets or nearest intersecting or intercepting streets and railroad right-of-way, unsubdivided acreage, water course or body of water.

Building: Any structure built entirely of frame or a more lasting type of construction, having a roof supported by columns or by walls and intended for the shelter, housing, or enclosure of any person, animal or chattel, but not including any tent or trailer.

Building, Accessory: A subordinate building the use of which is incidental to that of a main building on the same building site.

Building, Main: A building in which is conducted the principal use of the building site on which it is situated. In any residential district, any dwelling shall be deemed to be a main building on the building site on which the same is situated.

Business, Retail: The retail sale of any article, substance or commodity for profit or livelihood, conducted within a building but not including the sale of lumber or the sale of used or second-hand goods or materials of any kind.

Building Site: A parcel of land occupied or intended to be occupied by one main building, and buildings and uses customarily accessory or incidental thereto, including such open spaces as are provided or are intended to be used in connection therewith or are required by the regulations for the district wherein such parcel is located.

Business, Wholesale: The wholesale handling of any article, substance or commodity for the profit or livelihood, but not including the handling of lumber or other building materials or the open storage or sale of any material or commodity and not including the processing or manufacturing of any product or substance.

Camp Grounds: Land or premises which is used or intended to be used, let, or rented for occupancy by campers traveling by automobile or otherwise, or for occupancy be tents or similar quarters.

Carport: An accessible and usable covered space of not less than ten (10) feet by twenty (20) feet for the storage of vehicles.

Cattle Feed yard: Shall mean any premises on which cattle are held or maintained for the purpose of feeding and fattening for market and where sixty percent (60%) or more of the feed for such cattle is imported or purchased.

Clubs: All clubs except those, the chief activity of which is a service customarily carried on as a business.

Combining District: Any district in which the general district regulations are combined with "-B" for the purpose of adding additional special regulations, i.e., "R-1" combined with "-B" (R-1-B) increases the lot size, setbacks and lot width.

Courts: An open, unoccupied space, other than a yard, on the same lot with a building or group of buildings and which is bounded on two or more sides by such building or buildings.

Density: The ratio of single family living unit to acreage.

Duplex: A detached building, under one roof, designed or occupied exclusively by two families living independently of each other.

Dwelling, One-Family: A detached building designed for or occupied exclusively by one family, not including trailers, tents or mobile homes.

Dwelling, Multiple: A building or portion thereof, used or designed as a residence for three or more families living independently of each other, and doing their own cooking in said building, including apartment houses, apartment hotels, and flats, but not including automobile courts.

Exterior Architectural Feature: The architectural style, design, and arrangement of components of all of the exterior surfaces of an improvement as opposed to the interior surfaces enclosed by the exterior surfaces. These include, but are not limited to, the type, color, and texture of the building materials; the type and style of all windows, doors, roofs, signs, and lights and any other elements pertaining to an improvement or attached, or having the appearance of being attached thereto.

Family: One or more persons occupying a premises and living as a single non-profit housekeeping unit as distinguished from a group occupying a hotel, club, fraternity or sorority house. A family shall be deemed to include necessary servants.

Farm Labor Quarters: Rooming and boarding houses and mess halls for any number of farm help customarily employed principally on land owned by the owner of the building site occupied by said houses or halls. Farm labor quarters shall also mean farm labor family housing where two or less families are provided living quarters or housing accommodations.

Garage: An accessible and usable covered and completely enclosed space of not less than 10 x 20 feet per vehicle for storage of automobiles. Such garage to be so located on the lot so as to meet the requirements of this Ordinance for accessory building, or if attached to the main building, to meet all the requirements applicable to the main building. A turning radius of at least twenty-five (25) feet shall be required for any garage where the access does not directly face the street.

Garage, Private: An accessory building for only the storage of private motor vehicles, a subordinate use incidental to the main building.

Garage, Public: Any premises, except those herein defined as a private or storage garage, used for the storage and/or repair of motor vehicles or where any such vehicles are equipped for operation or repair, or kept for re-numeration, hire, or sale.

Golf Course: A golf course with minimum of 9 holes none of which is less than a 3 par hole.

Gross Coverage: The total area of the building site covered by structures, not including any portion of covered malls in shopping centers which are not used for sale of service.

Guest House: Detached living quarters of a permanent type of construction, without kitchens or cooking facilities, clearly subordinate and incidental to the main building the same building site, and not to be rented, let, or leased, whether compensation be direct or indirect.

Height of Building: The vertical distance from the average level of the highest and lowest point of that portion of the building site covered by the building, to the average plateline of the topmost habitable floor of a building, but excluding certain features, as specified in Section 30 of this Ordinance.

Hog Ranch, Commercial: Shall mean any premises on which hogs are raised or maintained and said hogs are fed by the purchase or import of swill, garbage, vegetables, or fruit.

Hotel: Any building or portion thereof containing six (6) or more guest rooms used, designed, or intended to be used, let, or hired out to be occupied, or which are occupied by six (6) or more guests, whether the compensation for hire be paid directly or indirectly.

Hotel, Resort: A hotel and accessory recreational components as well as service uses designed primarily for the convenience of guests and containing guest rooms with a maximum density of ten (10) guest rooms per acre and with a minimum of ten percent (10%) of the total area maintained for landscaping.

Improvement: The building, structure, place, parking facility, fence, gate, wall, work of art or other objects making up a physical betterment of real property or any part of such a betterment.

Junk Yard: The use of more than two hundred (200) square feet of the area of any parcel, lot, or contiguous lots, for the storage of junk, including scrap metals or other scrap materials and/or for the dismantling or "wrecking" of automobiles or other vehicles or machinery.

Kennels, Boarding: Any premises where four (4) or more dogs, cats, or other animal or fowl are maintained, boarded or cared for, or are kept there for the purposes of sale.

Kennels, Breeding: Any premises where four (4) or more dogs, cats, or other animal or fowl are maintained for breeding purposes.

Labor Camps: Any living quarters, dwelling, boarding house, tent, bunkhouse, maintenance-of-way car, trailer coach or other housing accommodations, maintained in connection with any work or place where work is being performed, and the premises upon which they are situated and/or the area set aside and provided for camping of five (5) or more employees by a labor contractor. Labor camp shall also mean a labor supply

camp. A labor supply camp is hereby defined to be any place, area, or piece of land where three or more families are provided living quarters or housing accommodations.

Lot, Key: See Lot, Reverse Frontage.

Lot, Reverse Frontage: The first lot to the rear of a lot, the front line of which is a continuation of the side line of the corner lot exclusive of the width of any alley, and fronting on the street which intersects or intercepts the street upon which the corner lot fronts.

Manufactured Home: A structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width, or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein; except that such term shall include any structure which meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification and complies with standards established under this part.

"Manufactured Home" includes a Mobile Home subject to the National Manufactured Housing Construction and Safety Act of 1974 (42 U.S.C., Sec. 5401, et seq.). (Ordinance No. 315- 584)

Mobile Home:

1. A structure transportable under permit in one or more sections, designed and equipped to contain not more than two dwelling units to be used with or without a foundations system; or
2. A structure transportable under permit in one or more sections, designed to be used with a foundation system for any of the following purposes:
 - (a) Three or more dwelling units, as defined by Section 18003.3 of the California Health and Safety Code.
 - (b) As a dormitory. A "dormitory" shall mean a room or rooms inhabited for the purposes of temporary residence by two or more persons.
 - (c) A residential hotel, as defined by paragraph (1) of subdivision (b) of Section 50519 of the California Health and Safety Code. (Ord. No. 315-584)
 - (d) Efficiency units, as defined by Section 17958.1 of the California Health and Safety Code.

Mobile Home does not include a recreation vehicle, commercial coach, or factory-built housing, as defined in Section 19971 of the CA Health and Safety Code. The handicap accessibility and adaptability requirements of Title 24 of the California Code of

Regulations applicable to dormitories, hotels, and apartment houses shall be applicable to mobile homes constructed for those purposes.

Mobile Home Park, Trailer park, Mobile Home Courts, Court, Trailer Court:

1. The renting or holding out for rent by a person of spaces anywhere within Trinity County to owners or users of two or more trailers; or
2. The allowance by a person of free use of spaces anywhere within Trinity County to owners or users of two or more trailers for the purpose of securing their trade; or
3. The renting or holding out for rent of space to the owner or user of one trailer, if the trailer is not or will not be the only dwelling unit on the parcel; or
4. The allowance of free use of space to the owner or user of a trailer for the purpose of securing his trade, if the trailer is not or will not be the only dwelling unit on the parcel.

Motel: A group of two or more buildings containing guest rooms or apartments with automobile storage space serving such rooms or apartments provided in connection therewith, which group is designed and used primarily for the accommodation of transient automobile travelers.

Non-conforming: A nonconformity is a building, structure, or use which, when erected or established, complied with all the applicable provisions of this ordinance or prior planning and zoning regulation, but which presently fails to conform to one or more of the provisions of this ordinance.

Nurseries other than Wholesale Nurseries: The retail handling of any article, substance or commodity related to the occupation of gardening, including the sale of plants, shrubs, trees packaged fertilizers, soils, chemicals and other nursery goods and related products. The bulk sale or bulk storage of fertilizers, soils, chemicals and other garden supplies shall be within a building.

Nurseries, Wholesale: All nurseries other than those defined in the paragraph immediately preceding.

One Ownership: Ownership of property (or possession thereof), under a contract to purchase or under a lease, the term of which is not less than ten (10) years, by a person or persons, firm, corporation, or partnership, individually, jointly, in common, or in any other manner whereby such property is under single or unified control. The term "owner" shall be deemed to mean the person, firm, corporation, or partnership exercising one ownership as herein defined.

Parking Space: An accessible and usable space on the building site at least nine (9) feet by twenty (20) feet located off the street with access for parking purposes, not including the use of established front yard areas unless permitted in Section 30-I-3.

Person: Shall include a person, corporation, or partnership.

Poultry Farms: The raising and/or keeping of more than fifty chickens, ducks, geese, pigeons, pheasants, peafowl, or guinea fowl. (Ord. 315-6)

Professional Office: An establishment of professional, executive and administrative offices, including those of accountants, lawyers, doctors, dentists, architects, engineers, drafting offices, insurance agents, real estate agents, and other occupations which are of similar character to those enumerated, but not including barbers, beauty parlors, cosmetologists, or other service establishments and building trades contractors.

Recreational Vehicle: Either of the following:

- (1) A motor home, travel trailer, truck camper, or camping trailer, with or without motive power, designed for human habitation for recreational, emergency, or other occupancy, which meets all of the following criteria:
 - (a) It contains less than 320 square feet of internal living area, excluding built-in equipment including, but not limited to, wardrobe, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms.
 - (b) It contains 400 square feet or less of gross floor area measured at maximum horizontal projections.
 - (c) It is built on a single chassis.
 - (d) It is either self-propelled, truck-mounted, or permanently towable on the highways without a permit.

- (2) A park trailer designed for human habitation for recreational or seasonal use only, which meets all of the following criteria:
 - (a) It contains 400 square feet or less of gross floor area measured at the maximum horizontal projections. However, it may not exceed 12 feet in width or 40 feet in length in the traveling mode.
 - (b) It is built on a single chassis.
 - (c) It may only be transported upon the public highways with a permit. (Ord. No. 315-584)

Rest Home: The rooming or boarding of any aged or convalescent persons, whether ambulatory or non-ambulatory, for which a license is required by a County, State or Federal Agency.

Rooming or Boarding House: A dwelling other than a hotel where a lodging and/or meals for three (3) or more persons are provided for compensation.

Scenic Easement: Includes that land in Trinity County, California, as shown in Drawing No. BORWST 1004, dated July 1963, entitled "Proposed Whiskeytown-Shasta-Trinity National Recreation Area," on file in the office of the Trinity County Clerk.

Secretary of Agriculture: Refers to the Secretary of Agriculture of the United States of America.

Sign: Anything whatsoever placed, erected, constructed, posted, painted, printed, tacked, nailed, glued, stuck, carved or otherwise fastened, affixed, or made visible for out-of-door advertising purposes in any manner whatsoever, on the ground or on any tree, wall, bush, rock, post, fence, building structure, or thing whatsoever.

For the purpose of this Ordinance, the advertising area of only one side of a double-faced sign shall be used in determining the advertising area.

Sign, Appurtenant: A sign relating only to goods sold or services rendered upon the building site on which said sign is erected or maintained.

Sign, Directional and Informational: Any sign which is confined to the giving of directions to a community or population center, or which, in addition to such directions, also gives general information as to the services, products, or facilities available therein, without, however, naming or otherwise identifying any particular establishment, purveyor of goods or services, or brand or manufacturer of products.

Sign, Outdoor Advertising: Any sign other than an appurtenant sign or a directional and information sign.

Small Livestock Farming: The keeping of a maximum of twenty-four animals, including a maximum of twelve birds (including chicken hens, pigeons, and similar fowl) and a maximum of twelve small mammals (including rabbits and similar small animals). The term "small livestock farming" shall not include the keeping of roosters, quacking ducks, geese, guinea fowl, pea fowl, goats, sheep, hogs, horses, mules, cattle, or similar livestock. (Ord. No. 315-59).

Special Occupancy Park: Special occupancy shall include: travel trailer parks, recreational trailer parks, temporary trailer parks, incidental camp areas, and tent camps.

Street, Public: A street, road, or way, but not an alley, owned by or maintained by a State, County, or incorporated city.

Street Line: The boundary between a street and abutting property.

Structural Alterations: Any change in the supporting members of a building such as bearing walls, columns, beams or girders.

Structure: Anything constructed or erected, except fences under six feet in height, the use of which requires location on the ground or attachment to something having location on the ground but not including any trailer or tent.

Structure, Outdoor Advertising: Any structure of any kind or character, erected or maintained for outdoor advertising sign purposes.

Surfaced Areas: Use of gravel, oil, cement, but not limited to.

Trailer: A vehicle designed and used for human habitation and with its wheels in place.

Trailer Court, Mobile Home Court: Any area or tract of land where space is rented or held out for rent to one or more owners or users of trailers, or mobile home, or where the free use of such space is permitted owners or users of trailers for the purpose of securing their trade.

Trinity County Recreation Area: Includes that land in Trinity County, California, as shown on the maps referred to in Section 5.

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

Use, Accessory: A use accessory to any permitted use and customarily a part thereof, which use is clearly incidental and secondary to the permitted use and which does not change the character thereof.

Yard: An open space other than a court on the same building site with a building, which open space is unoccupied and unobstructed from the ground upward, except as otherwise provided in Section 30 of this Ordinance, but not including any portion of any street or alley or road right-of-way.

Yard, Front: A yard extending across the front of the lot between the side lot lines and to a depth required by the district in which said lot is situated.

Yard, Rear: A yard extending across the back of the lot between the side lot lines and to a depth required by the district in which said lot is situated.

Yard, Side: A yard between the side line of the lot and to a width required by the district in which said lot is situated, and extending from the front yard to the rear yard.