

ARTICLE X: DEFINITIONS

Chapter 19.910 DEFINITIONS

19.910.010 Purpose and applicability.

For the purposes of the Zoning Code, certain words, phrases and terms used herein shall have the meaning assigned to them by this article, except that definitions derived from State and Federal regulations that are referenced herein shall have the meaning contained in the referenced regulations.

For general terminology used throughout the Zoning Code, refer to Section 19.060.030.A (Rules and Interpretations - Terminology). For terminology used in the Zoning Code but not defined in this title, the definitions used elsewhere in the Riverside Municipal Code, the Uniform Building Code or accepted dictionaries of the English language shall govern.

(Ord. 6966 §1, 2007)

19.910.200 "S" Definitions.

Saloon. See "bar."

Salvage yard means any area, lot, parcel, building, or part thereof used for the storage, collection, processing, purchase, sale, or abandonment or wastepaper, rags, scrap metal, or other scrap or discarded materials, machinery, or other types of junk. Such uses include baling of cardboard and other paper materials.

Scale means proportionate size judged in relation to an external point of reference. See definition in the Downtown Specific Plan.

School means any institution of learning for minors, whether public or private, offering instruction in those courses of study required by the California Education Code and maintained pursuant to standards set by the State Board of Education. This definition includes a kindergarten, elementary school, middle or junior high school, senior high school, or any special institution of education, but it does not include a vocational or professional institution of higher education, including a community or junior college, or university. This definition does not include any day care center or family day care home, regardless of size (see separate definitions for all day care facilities).

School, professional institution of higher education means a post-secondary institution for higher learning that grants associate or bachelor degrees and may also have research facilities and/or professional schools that grant master and doctoral degrees. This may also include community colleges that grant associate or bachelor degrees or certificates of completion in business or technical fields.

School, vocational means a specialized instructional establishment that provides on-site training of business, commercial and/or trade skills such as accounting, data processing and computer repair. This classification excludes establishments providing training in an activity that is not otherwise permitted in the zone. Incidental instructional services in conjunction with another primary use shall not be considered a business and trade school.

Secondary street frontage. See "frontage, secondary street."

Secondhand store means a retail or wholesale business in which the largest portion of merchandise is used. This classification does not include secondhand motor vehicle parts or accessories.

Semi-public means a use owned or operated by a private non-profit, religious or charitable institution that provides educational, cultural, recreational, religious or similar types of programs to the general public.

Senior housing means a housing facility or development the occupancy of which is limited to persons 55 years of age or older pursuant to Section 51.3 of the California Civil Code.

Sensitive receptor means a residential zone or use; K-12 public, private and charter school; designated parks and open space; adult and child day care facilities; assisted living facilities and hospitals.

Separate interest. Has the following meanings:

1. In a community apartment project, "separate interest" means the exclusive right to occupy an apartment, as specified in 19.790 subdivision (d).
2. In a condominium project, "separate interest" means an individual unit, as specified in 19.790 subdivision (f).
3. In a planned development, "separate interest" means a separately owned lot, parcel, area or space.
4. In a stock cooperative, "separate interest" means the exclusive right to occupy a portion of the real property, as specified in 19.790 subdivision (m).

Unless the declaration or condominium plan, if any exists, otherwise provides, if walls, floors, or ceilings are designated as boundaries of a separate interest, the interior surfaces of the perimeter walls, floors, ceilings, windows, doors and outlets located within the separate interest are part of the separate interest and any other portions of the walls, floors or ceilings are part of the common areas.

The estate in a separate interest may be a fee, a life estate, an estate for years, or any combination of the foregoing.

Service station. See "vehicle fuel station."

Setback means the distance from a defined point or line governing the placement of buildings, structures, parking or uses on a lot. See definition in the General Plan.

Setback building line, front means a line parallel with the front lot line or planned street line and located at the required front yard setback for regular lots and a line parallel with the street measured one third the lot depth back for cul-de-sac lots and knuckle lots.

Setback building line, rear means a line parallel with the front lot line or planned street line and located at the required rear yard setback.

Setback, building line, side means a line parallel with the front lot line or planned street line and located at the required side yard setback.

Shared parking means the provision that two or more uses that are within close proximity may share parking facilities to fulfill their individual parking requirements because their prime operational hours do not overlap.

Shelters, emergency. Has the same meaning as defined in subdivision C of Section 50801 of the Health and Safety Code except as allowed with a Temporary Use Permit with assemblies of people—non-entertainment.

Shopping center. Same as "complex, commercial."

Short-term rental, as regulated in Title 5 of the Riverside Municipal Code, means the rental of a dwelling, or a portion thereof, by the owner to another person or group of persons for occupancy, dwelling, lodging or sleeping purposes for a period of less than 30 consecutive calendar days. The rental of units within city-approved hotels, motels, and bed-and-breakfast inns shall not be considered to be a short-term rental.

Showroom means an area for the display of goods/merchandise in conjunction with a permitted use on the site.

Side lot line. See "lot line, side."