

ARTICLE X: DEFINITIONS

19.910.010	Purpose and Applicability.
19.910.020	“A” Definitions.
19.910.030	“B” Definitions.
19.910.040	“C” Definitions.
19.910.050	“D” Definitions.
19.910.060	“E” Definitions.
19.910.070	“F” Definitions.
19.910.080	“G” Definitions.
19.910.090	“H” Definitions.
19.910.100	“I” Definitions.
19.910.110	“J” Definitions.
19.910.120	“K” Definitions.
19.910.130	“L” Definitions.
19.910.140	“M” Definitions.
19.910.150	“N” Definitions.
19.910.160	“O” Definitions.
19.910.170	“P” Definitions.
19.910.180	“Q” Definitions.
19.910.190	“R” Definitions.
19.910.200	“S” Definitions.
19.910.210	“T” Definitions.
19.910.220	“U” Definitions.
19.910.230	“V” Definitions.
19.910.240	“W” Definitions.
19.910.250	“X” Definitions.
19.910.260	“Y” Definitions.
19.910.270	“Z” Definitions.

ATTACHMENT 3 – P12-0468

Proposed Amendment to Section 19.910.200 – “S” Definitions

19.910.200. “S” Definitions.

Saloon	See bar .
Salvage yard	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	Proportionate size judged in relation to an external point of reference. <i>See definition in the Downtown Specific Plan.</i>
School	Any child or day care facility, or an 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 nursery school, 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.
School, professional institution of higher education	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	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.
Second dwelling unit	See dwelling unit, second .
Secondary street frontage	See frontage, secondary street .
Secondhand store	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	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	A housing facility consisting of 3 or more dwelling units the occupancy of which is limited to persons 55 years of age or older
Separate interest	<p>Has the following meanings:</p> <ol style="list-style-type: none"> 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). <p>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.</p> <p>The estate in a separate interest may be a fee, a life estate, an estate for years, or any combination of the foregoing.</p>
Service station	See vehicle fuel station .
Setback	The distance from a defined point or line governing the placement of buildings, structures, parking or uses on a lot. <i>See definition in the General Plan.</i>
Setback building line, front	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	A line parallel with the front lot line or planned street line and located at the required rear yard setback.
Setback, building line, side	A line parallel with the front lot line or planned street line and located at the required side yard setback.
Shared parking	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	See emergency shelter, supportive housing and transitional housing, and transitional housing development.

Shopping Center	Same as complex, commercial .
Showroom	An area for the display of goods/merchandise in conjunction with a permitted use on the site.
Side lot line	See lot line, side .
Sign	<p>See Chapter 19.620 - General Sign Provisions, Section 19.620.150 Definitions for sign definitions. Any device, fixture, placard or structure, including its component parts, that draws attention to an object, product, place, activity, opinion, person, institution, organization, or place of business, or that identifies or promotes the interests of any person and that is to be viewed from any public street, road, highway, right-of-way or parking area, or any private road or drive. However, the following are not within the definition of "sign" for regulatory purposes of the Title:</p> <p>A. Interior signs: Signs or other visual communicative devices that are located entirely within a building or other enclosed structure and are not visible from the exterior thereof or located at least five feet from the window, provided the building or enclosed structure is otherwise legal;</p> <p>B. Architectural features: Decorative or architectural features of buildings (not including lettering, trademarks or moving parts);</p> <p>C. Symbols embedded in architecture: Symbols of non-commercial organizations or concepts including, but not limited to, religious or political symbols, when such are permanently integrated into the structure of a permanent buildings that is otherwise legal; also includes foundation stones, corner stones and similar devices;</p> <p>D. Personal appearance: Items or devices of personal apparel, decoration or appearance, including tattoos, makeup, wigs, costumes (but not including commercial mascots);</p> <p>E. Manufacturers' marks: Marks on tangible products, that identify the marker, seller, provider or product, and that customarily remain attached to the product even after sale;</p> <p>F. Fireworks, etc.: The legal use of fireworks, candles and artificial lighting not otherwise regulated by the Title;</p> <p>G. Mass transit signage: Advertisements or banners mounted on trains or duly licensed mass transit vehicles that legally pass through the City;</p>

Sign-continued

- ~~H. Certain insignia on vehicles and vessels: on street legal vehicles and properly licensed watercraft: license plates, license plate frames, registration insignia, non-commercial messages, messages relating to the business of which the vehicle or vessel is an instrument or tool (not including general advertising) and messaged relating to the proposed sale, lease or exchange of the vehicle or vessel;~~
 - ~~I. Grave stones, grave markers and similar devices, when used with a cemetery to indicate deceased persons buried within proximity to the marker;~~
 - ~~J. Newsracks and newsstands;~~
 - ~~K. Door mats, floor mats, welcoming mats and similar devices;~~
 - ~~L. Legally placed vending machines displaying only onsite commercial or non-commercial graphics;~~
 - ~~M. Legally required information, such as public notices, registration or licensing information, etc.; and~~
 - ~~N. Shopping carts.~~
- ~~See definition in the Sign Design Guidelines.~~

Sign, abandoned

~~A sign which, for a period of ninety (90) days or more, does not provide direction for, advertise or identify a legal business establishment on the premises where such sign is displayed.~~

Sign, advertising statutory

~~A statue or other three dimensional structure in the form of an object that identifies, advertises, or otherwise directs attention to a product or business. The smallest of the three dimensions must be at least 6 inches.~~

Sign, area

~~The area within a maximum of two elements, with each element comprised of a maximum four continuous straight lines enclosing the entire perimeter of the sign including all text, emblems, arrows, ornaments or other sign media. When two elements are used, they must share at least one point in common. For monument or pole signs, when two identical sign faces are placed back to back on the same structure, the sign area shall be computed by the measurement of one sign face. For signs with more than two sign faces, the sign area shall be computed by including all sign faces. See definition in the Sign Design Guidelines.~~

Sign, article of information

~~A complete name and logo, or concept, or idea, or identifier, or label.~~

Sign, banner

~~A fabric or other flexible material on which message or image is painted or otherwise affixed to a wall, fence, post, light standard or similar mounting device. See definition in the Sign Design Guidelines.~~

Sign, bench

~~A sign located on a bench or similar structure in or near a public right-of-way, a terminal for public transportation or park.~~

Sign, billboard	A sign that meets any one or more of the following criteria: 1) a permanent structure sign that is used for the display of off-site commercial messages; 2) a permanent structure sign that constitutes a separate a or secondary use, as opposed to an accessory use, of the parcel on which it is located; 3) an outdoor sign on which display space is made available to parties, other than the owner or operator of the sign or occupant of the parcel, in exchange for a rent , fee or other consideration; or 4) a sign that is used for general advertising purposes.
Sign, building	A sign with a single face of copy, painted or otherwise marked on or attached to the face of a building wall, mansard roof or canopy fascia. Signs placed on a mansard roof are considered building signs only if such signs do not extend above the top of the main building wall parapet to which the mansard roof is attached. See definition in the Sign Design Guidelines.
Sign, canopy	A sign with a single or double face copy hung below a canopy perpendicular to the adjacent building wall of the business being identified. See definitions in the Sign Design Guidelines and Downtown Specific Plan.
Sign, commercial	A sign that identifies, advertises or otherwise attracts attention to a product or business. See definition in the Sign Design Guidelines.
Sign, construction or construction project	A temporary sign erected and placed on the site of a building under construction that is subject to a land use approval or building permit requirements, during the time that begins with the issuance of the building permit and ends with the earlier of when construction has passed final inspection or a certificate of occupancy, or its functional equivalent, has been issued.
Sign, directional	A sign used to direct and control pedestrian or vehicular traffic and located on the same lot or premises as the use which it is intended to serve. For traffic safety reasons, a directional sign shall be limited to non-commercial sign only.
Sign, directory	A sign composed of three or more changeable panels where the copy is a fixed element of the background on which it is placed and when viewed together, all panels form or appear to form a single sign entity. See definitions in the Sign Design Guidelines and the Downtown Specific Plan.
Sign, electronic message center	A sign having the capability of presenting variable message displays by projecting an electronically controlled pattern against a contrasting background and which can be programmed to change the message display periodically.

Sign face	An exterior display surface of a sign including non-structural trim exclusive of the supporting structure. See definition in the Sign Design Guidelines.
Sign, flag	A device, generally made of flexible materials, usually cloth, paper or plastic, used to display a non-commercial message or symbol which may or may not contain any copy.
Sign, for sale, rental or lease	A temporary sign used in conjunction with the sale, rental, or lease of a building or property.
Sign, freestanding	Any sign supported by structures or supports that are placed on, or anchored in, the ground which are independent from any building or other structure, such as pole and monument signs. See definitions in the Sign Design Guidelines and Design Guidelines.
Sign height	The distance from the average ground level immediately surrounding the base of the sign to a distance of five feet in all directions, to the top of its highest element, including any structural or architectural element. Landscape mounding shall not be used to artificially increase the height of a sign. See definition in the Sign Design Guidelines.
Sign, interpretive historic	A sign located within a historic district or a designated historic street right-of-way as approved by the Cultural Heritage Board in accordance with design guidelines for this type of sign, as adopted by the Cultural Heritage Board. These signs may be located within or adjacent to the public right-of-way subject to the provisions of Title 10, Sections 10.16.040 A. and B.
Sign, lighted	A sign which is illuminated either directly or indirectly by artificial light. See definition in the Sign Design Guidelines.
Sign, monument	A two-sided sign with an overall height of eight feet or less, standing directly on the ground or on a monument base or where supporting poles or structures, if any, are enclosed by decorative covers. A monument sign must be situated in a landscape planter flanking all sides of the sign base. See definition in the Sign Design Guidelines.
Sign, neon	A sign comprised partially or entirely of exposed small diameter tubing, illuminated by neon, argon or other means. See definition in the Sign Design Guidelines.
Sign, non-commercial	A sign that does not advertise, identify or otherwise direct attention to a product or business but instead conveys an opinion, idea, concept or similar message.
Sign, off-premises	A sign not identifying a business, service, activity or product available, at, or an occupant of, the property where the sign is located. The onsite/offsite distinction applies only to commercial speech messages.

Sign, on-premises	A sign that is used to convey commercial messages and information about the occupant of a building, lot or premises or the merchandise, product or activity available or carried on at the building, lot or premises where or on which the sign is located. The onsite/offsite distinction applies only to commercial messages. In the case of a duly approved sign plan, sign program, specific plan or sign overlay district, "on-site" may be defined to include any combination, (including all) of the parcels, lots, uses or establishments within the boundaries of such plan, program or district.
Sign, painted	A sign which is painted directly on any wall, window, fence or structure of any kind. See definition in the Sign Design Guidelines.
Sign, pedestrian mall sidewalk	A portable sign as permitted in Section 19.620.070.
Sign, pennant	A visual communication device generally made of flexible materials, usually cloth, paper or plastic, and used to attract attention. Most pennants are triangular or rectangular in shape and are typically longer in the fly than in the attachment.
Sign, pole	A two-sided sign with an overall height exceeding eight feet and having one or more supports permanently attached directly into or upon the ground. See definition in the Sign Design Guidelines.
Sign, political	A sign not otherwise permitted by this Title advertising a candidate for political office, a political party or a measure scheduled for an election.
Sign, portable	A sign which is capable of being carried or readily moved from one location to another. See definition in the Sign Design Guidelines.
Sign program	A set of design standards or criteria, in addition to the sign regulations contained in this Title, that governs the signs of a designated lot or site. See definition in the Sign Design Guidelines.
Sign, projecting	A double-sided sign oriented perpendicular to the building wall on which it is mounted.
Sign, readerboard	A sign structure or mounting device on which at least a portion of the display face may be used for changeable copy of either the non-commercial or onsite commercial types.

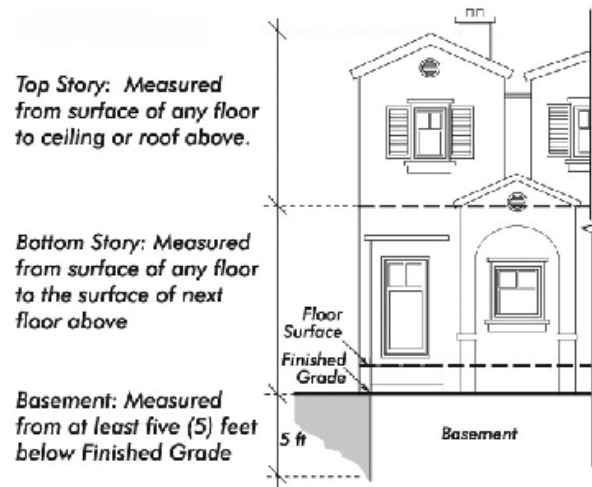
Sign, real estate	A sign that provides information about an economic transaction involving real property. Such signs typically indicate whether the property is for lease, rent or trade and give contact information. However, signs on establishments offering transient occupancy, such as hotels, motels, inns and similar places, indicating “vacancy” and similar information, are not within this definition.
Sign, roof	Any sign supported by or attached to or projecting through the roof of a building or structure, or projecting above the eave line or parapet wall of the building or structure. Roof sign shall not include a sign attached to a mansard roof pursuant to the definitions of building sign and mansard roof or a vertical sign as defined in Article X (Definitions). See definition in the Sign Design Guidelines.
Sign, spandrel	Sign or a group of signs located between or extending from the supporting columns of a canopy structures.
Sign structure	The supports, uprights, bracing and framework of a sign.
Sign, subdivision	A temporary non-illuminated sign erected and maintained within the boundaries of a recorded subdivision during the time period commencing with the issuance of the first necessary building permit and ending with the issuance of the certificate of occupancy for the last unit to be offered for sale.
Sign, temporary	A sign that by virtue of its construction of lightweight or flimsy materials is not suitable for permanent display; also, a sign that is authorized to be displayed only for a limited amount of time. See definition in the Sign Design Guidelines.
Sign, two-sided	A freestanding sign where two sign faces are placed back to back on the same structure, and neither face projects beyond the perimeter of the other. Any other configuration is considered to be a sign with more than two faces. See definition in the Sign Design Guidelines.
Sign, under canopy	See sign, canopy.
Sign, vertical	A single-sided sign whose message is oriented perpendicular to the ground, integrated into the building architecture and located below the top of the parapet wall.
Sign, window	A sign with a single face of copy which is permanently marked on or adhered to a window or which is oriented toward a window and designed to read from the exterior of the building. See definition in the Sign Design Guidelines.
Single-family, attached, dwelling unit	See dwelling unit, single family, attached.
Single-family, detached, dwelling unit	See dwelling unit, single family, detached.

Single-family dwelling unit	See dwelling unit, single family .
Single housekeeping unit	One household where all the members have common access to and common use of all living, kitchen, and eating areas within the dwelling unit, and household activities and responsibilities such as meals, chores, expenses, and maintenance of the premises are shared or carried out according to a household plan or other customary method. If all or part of the dwelling unit is rented, the lessees must jointly occupy the unit under a single rental agreement or lease, either written or oral, or implied with an owner; an owner's agent, representative or manager or family thereof is in residence.
Site	A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. A lot. <i>See definition in the General Plan.</i>
Site, building	The ground area of a building or group of buildings together with all open spaces as required by this Title.
Site plan	A plan drawn to scale, showing uses and structures proposed for a property.
Smart growth	Can be defined as, but not limited to, seeking to identify a common ground where developers, environmentalists, public officials, citizens and financiers can find ways to accommodate growth. It promotes compact, mixed-used development that offers a high-quality living and working environment and encourages a choice of travel mode - walking, cycling and transit, while protecting environmental features and resources.
Smoke shops/tobacco stores	A business with sales of tobacco, either loose or prepared as cigarettes and products for the smoking of tobacco constituting more than thirty percent of gross sales and/or thirty percent of net lease area.
Solid waste	All putrescible and nonputrescible solid, semi-solid, and liquid wastes, including garbage, trash, refuse, paper, rubbish, ashes, industrial wastes, demolition and construction wastes, abandoned vehicles and parts thereof, discarded home and industrial appliances, dewatered, treated, or chemically fixed sewage sludge that is not hazardous waste, manure, vegetable or animal solid and semi-solid wastes, and other discarded solid and semi-solid wastes. <i>See definition in the General Plan.</i>
Sorority house	See Fraternity or sorority house .
Spandrel sign	See sign, Spandrel .

Special boulevard	A boulevard so designated by the City of Riverside General Plan Circulation Element Map, Figure CCM-4, " Master of Plan Roadways ".
Specific Plan	A tool authorized by Government Code §65450, et. Seq. for systematic implementation of the General Plan for a defined portion of a community's planning area. A specific plan must specify in detail the land uses, public and private facilities needed to support the land uses, phasing of development and use of natural resources and a program of implementation measures, including financial measures pursuant to Government Code 65451. <i>See definition in Title 18.</i>
Stable, private	A detached accessory building for the keeping of horses owned by the occupants of the premises and not kept for remuneration, hire or sale.
Stable, public	A stable other than a private stable.
Statuary	A three-dimensional representation of a person, animal or object produced by sculpturing, modeling, casting or other means.
Stealth wireless telecommunication facility	See Wireless telecommunication facilities - Stealth facility.
Stock cooperative	<p>A development in which a corporation hold Title to, either in fee simple or for a term of years, improved real property, a majority of the shareholders of the corporation receive a right of exclusive occupancy in a portion of the real property. The owners' interest in the corporation, whether evidenced by a share of stock, a certificate of membership, or otherwise, shall be deemed to be an interest in a common interest development and a real estate development for purposes of subdivision (f) of Section 25100 of the Corporations Code.</p> <p>A "stock cooperative" includes a limited equity housing cooperative that is a stock cooperative that meets the criteria of Section 33007.5 of the Health and Safety Code. <i>See definition in Title 18.</i></p>
Store, department	A retail facility that sells clothing, appliances, furniture or other household items through a variety of separate departments, owned by a single corporate entity and operated entirely within one building or structure as one commercial use.
Store, mini-mart	A retail establishment that provides a limited volume and variety of commonly consumed goods and intended to provide quick service.

Story, building

A space in a building between the surface of any floor and the surface of the next floor above, or if there is no floor above, the space between such floor and the ceiling or roof above; provided, however, where the ceiling of the first floor level is four feet or less above the elevation of the lowest point of the land surface at the structure perimeter, the space shall be considered a basement (see [basement](#)).

**Street**

A public or City approved private way designed primarily for vehicular traffic, whether designated as a street, arterial, highway, thoroughfare, road, avenue, boulevard, lane, place or other designation, but not including an alley. See *definition in Title 18*.

Street line

The boundary line between a street and abutting property.

Street, side

That street bounding a corner lot and which is generally parallel to the side lot line.

Structural alterations

See Building Code as adopted by the City.

Structure

See Building Code as adopted by the City.

Structure, nonconforming

See [nonconforming structure](#).

Student housing

A structure specifically designed for a long-term stay by students of a college or university for the purposes of providing rooms for sleeping purposes.

Studio unit

See [dwelling unit, efficiency](#).

Subdivision

The division of any improved or unimproved land, shown on the latest equalized County assessment roll as a unit or as contiguous units, for the purpose of sale, lease or financing, whether immediate or future. Property shall be considered as contiguous units even if it is separated by roads, streets, utility easements or railroad rights-of-way. "Subdivision" includes a condominium project, as defined in Section 1350 of the California Civil Code, or a community apartment project, as defined in Section 11004 of the California Business and Professions Code. Any conveyance of land to a governmental agency, public entity or public utility shall not be considered a division of land for purposes of computing the number of parcels. "Subdivision" shall not include the financing or leasing of apartments, offices, stores or similar space within apartment buildings, industrial buildings, commercial buildings, mobile home parks or trailer parks; mineral, oil or gas leases; or land dedicated for cemetery purposes under the Health and Safety Code of the State.

For purposes of Chapter 19.620 (General Sign Provisions) and Chapter 19.625 (Private Party Signs on City-Owned Property and the Public Right-of-Way) a subdivision is all lots under a parent subdivision number. In the case of a phased subdivision, all phases combined under the parent number are considered to be a single subdivision. *See definitions in Title 18 and the General Plan.*

Subdivision sales trailer

Temporary sales office on a property whereon a finalized map has been lawfully issued to construct a permanent building. The temporary quarters may be used for construction office may be situated in a trailer, motor home or mobile home.

Substantial improvement

Any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds fifty percent of the actual cash value of the structure either:

- A. Before the improvement is started; or
- B. If the structure has been damaged and is being restored, before the damage occurred.

Substantial improvement is started when the first alteration of any structural part of the building commences.

Supportive housing

Has the same meaning as defined in subdivision (b) of Section 50675.14 of the Health and Safety Code.