

ARTICLE VIII

Development Code Definitions

CHAPTER 18.220 – DEFINITIONS/GLOSSARY

18.220.020 - Definitions of Specialized Terms and Phrases

As used in this Development Code, the following terms and phrases shall have the meanings ascribed to them in this Section, unless the context in which they are used clearly requires otherwise. The following definitions are in alphabetical order.

A. Definitions, “A.”

Accessory Dwelling Unit (ADU). Previously known as a secondary residential unit, an ADU is an attached or detached residential dwelling which provides complete independent living facilities for one or more persons on the same site as a single-family or multifamily residence. The ADU shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as a single-family or multifamily dwelling. Refer to Section 18.58.025 for standards associated with accessory dwelling units

Accessory Structure. A structure that is physically detached from, secondary and incidental to, and commonly associated with the primary structure. For the purposes of this Development Code, accessory structures and uses include: detached garages, greenhouses, artist's studios, and workshops; hot tubs, Jacuzzis, spas, and swimming pools, together with any enclosures; and any other open air enclosures, including gazebos and detached patio covers.

Accessory use. A use that is conducted on the same parcel as the principal use or structure to which it is related, and which is clearly incidental to and customarily found in connection with the principal use.

B. Definitions, “B.”

Bed and Breakfast Inns. Residential structures with one family in permanent residence, with up to three bedrooms in the RR, RS and DRS zoning districts and up to five bedrooms in other allowable zoning districts rented for overnight lodging, where meals may be provided subject to Section 18.58.070 (Bed and Breakfast Inns) and applicable Health Department regulations. A Bed and Breakfast Inn with more than five guest rooms is considered a hotel or motel, and is included under the definition of “Hotels and Motels.” Does not include room rental in a “boarding house” situation; see “Rooming and Boarding Houses.”

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Bedroom. An enclosed habitable room planned and intended for sleeping, separated from other rooms by a door and accessible without crossing another bedroom, closet space, or bathroom. Includes studio units. A bedroom will have a built-in closet, emergency escape and rescue opening(s), and a minimum floor area of 70 square feet, exclusive of a closet. Additionally, it shall meet the requirements or be in accordance with the current codes adopted by the Town as listed in Title 15 of the Municipal Code.

C. Definitions, “C.”

Carport. An automobile shelter that is open on at least one side. May be attached to a structure or stand alone as a detached accessory structure. A carport must meet the minimum dimensions identified in the Development Code for covered residential parking spaces and must have a driveway that complies with the Town’s Public Improvement and Engineering Standards and Development Code standards for driveways.

Closet. A framed-in or permanently built-in enclosed area for storage, with space for hanging clothes and with a minimum volume of 48 cubic feet. Includes a separate room for storage, but does not include removable storage units or furniture such as wardrobes or armoires.

Common Interest Development. A common interest development includes a community apartment project, a condominium project, a planned development, or a stock cooperative.

Condominium. A structure containing two or more dwelling units, where the interiors of each unit are individually owned, and the balance of the property including both land and structures is owned in common by the owners of the individual units. The balance of the property is called the common area. The term "condominium" is also defined by California Civil Code Section 1351.

D. Definitions, “D.”

Detached living area. A detached living area is an accessory structure within a residential zoning district, is not a required element of the main dwelling and is designed for human occupancy. It is intended to provide living quarter(s) within a detached residential accessory structure, located on the same premises with the main dwelling, for use by members of the family occupying the main dwelling and their non-paying guests.

Development Envelope. The designated development area on a parcel within which disturbance may occur (also known as a “building envelope”). The purpose of the development envelope is to preserve open space and ensure clustered development. All areas outside the development envelope are required to be maintained in a natural, vegetated state. The development envelope shall encompass all disturbance on a parcel, including structures (walls, foundations, footings, supports, retaining walls, etc.), architectural features (eaves, decks, balconies, all other projecting or cantilevered features, etc.), accessory structures (including sheds and other structures less than 120 square feet), agricultural accessory structures (including horse corrals, barns and unenclosed structures) and all other site features (fences, walkways, patios, swimming pools, hot tubs, septic disposal areas, etc.). One driveway to

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access the building envelope is allowed outside the building envelope; all portions of the driveway outside the building envelope shall be a maximum of 24 feet wide. No other disturbance is allowed outside the development envelope, including grading, landscaping or tree removal (except as required for the purpose of fuel clearance for wildfire prevention), unless specifically allowed through the conditions of approval for an approved subdivision.

Dwelling. One or more habitable rooms, that are used, intended or designed to be used, rented, leased, let or hired out as an independent living space with cooking, sleeping, and sanitary facilities provided within the dwelling unit for the exclusive use of one or more people maintaining a household. A dwelling shall have no more than one kitchen, room, or other area with cooking facilities unless a second kitchen is approved by the Director due to special circumstances (e.g., a request for a kosher kitchen). All habitable areas for the dwelling unit shall have interior access to and from each other from within the building except for detached living areas. A dwelling includes other types of dwelling units in which sleeping accommodations are provided but sanitary facilities and/or cooking facilities are shared by occupants of two or more dwellings including dwellings in a co-housing building or development and single room occupancy units.

Dwelling, Multi-Family. One or more buildings or a portion of a building or buildings used, intended or designed to be used, rented, leased, let or hired out to be occupied as residences for two or more families living independently of each other or one or more facilities living independently within a mixed-use project. Specifically:

- Two or more detached dwelling units on one parcel.
- Two or more attached dwelling units on one parcel. Attached dwelling units share a common wall or a common ceiling/floor.
- Two or more attached dwelling units on separate parcels under individual ownership.
- Two or more attached dwelling units with individual ownership units (condominiums).
- Independent senior citizen multi-family housing, that have two or more dwellings for occupancy to people 55 years or older, which may include, but is not required to include, common recreation areas and community dining centers. For assisted senior living facilities or facilities that require additional medical facilities, see “Senior Citizen Congregate Care/Congregate Care Housing” or “Residential Care Facility.”
- One or more dwelling units that are attached or detached to a nonresidential project in a commercial or manufacturing zoning district. Where the dwelling unit(s) are detached, the dwelling unit(s) are located on the same parcel as the nonresidential project.

Multi-family dwellings may be factory-built, modular housing units constructed in compliance with the California Building Code and mobile homes/tiny homes/manufactured housing on permanent foundations.

This definition does not include Single-Family Dwellings with Accessory Dwelling Units and/or Junior Accessory Dwelling Units.

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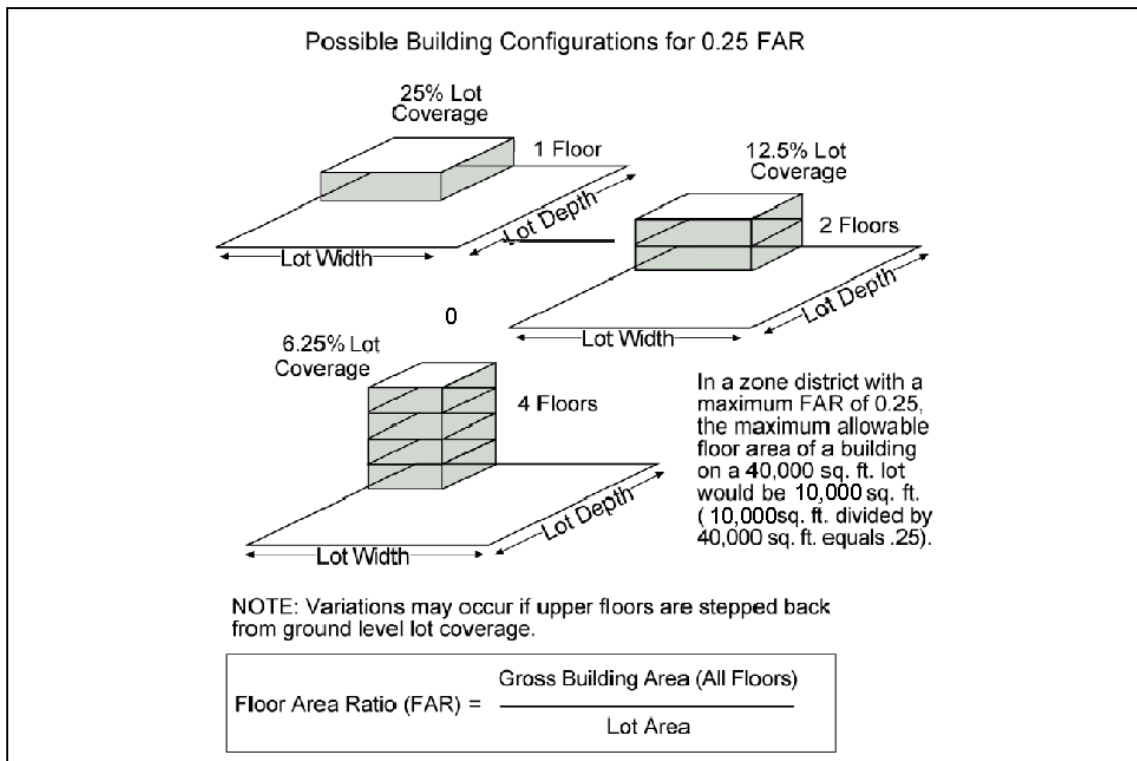
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Dwelling, Single Family.

A building used, intended or designed to be used, rented, leased, let or hired out to be occupied by one family on one parcel. Also includes factory-built, modular housing units, constructed in compliance with the California Building Code and mobile homes/tiny homes/manufactured housing on permanent foundations. May include the rental of rooms within a dwelling also occupied by the property owner or a primary tenant. This definition includes Single-Family Dwellings with Accessory Dwelling Units and/or Junior Accessory Dwelling Units.

F. Definitions, "F."

Floor Area Ratio (FAR). The Floor Area Ratio (FAR) is the ratio of floor area to total lot area. FAR restrictions are used to limit the maximum floor area allowed on a site (including all structures on the site). The maximum floor area of all structures (measured from exterior wall to exterior wall) permitted on a site (including carports and covered storage) shall be determined by multiplying the Floor Area Ratio (FAR) by the total gross area of the site (FAR x Gross Site Area = Maximum Allowable Floor Area). For the purposes of determining the floor area ratio for parcels adjacent to Donner Lake, gross area of the site is exclusive of any area at or below the high water mark of Donner Lake (5935.7, NGVD 1929).



**FIGURE 8-1
FLOOR AREA RATIO**

Definitions/Glossary

G. Definitions, “G.”

Garage. A building or portion of a building in which motor vehicles used by the tenants of the building or buildings on the premises are stored or kept. A garage may be attached or detached from a main structure. A garage is a fully enclosed structure that is primarily intended for vehicle storage and must meet the minimum dimensions identified in the Development Code for covered residential parking spaces. A garage is required to have vehicle access door(s) and a driveway that complies with the Town’s Public Improvement and Engineering Standards and Development Code standards for driveways.

Grade, Finished. The final elevation of the land surface of a site after completion of development.

Grade, Natural. The elevation of the ground surface in its natural state, before construction, filling, and/or excavation.

Gross floor area. The floor area within the inside perimeter of the exterior walls of the building or area under consideration, exclusive of vent shafts and courts, without deduction for corridors, closets, the thickness of interior walls, columns or other features. For stairways and elevators that connect multiple levels, floor area shall be counted on all levels as if it were a solid floor except that the area of the stairway or elevator shall not be counted as floor area on the top-most interior level served by the element. Where a room in a building has a sloped ceiling, no portion of the room measuring less than five (5) feet from the finished floor to the ceiling shall be counted as floor area. For crawl spaces and basement areas, any area with a structural floor that has a ceiling height of 7’0” or greater and is enclosed with walls shall be counted as floor area. Gross floor area shall include carports, but not porches, patios, porte cocheres, decks, or walkways, whether covered with a roof or not. The gross floor area shall be calculated or computed in accordance with the intent of Title 15 (Building & Construction) of the Municipal Code.

J. Definitions, “J.”

Junior Accessory Dwelling Unit (JADU). A dwelling unit that is no more than 500 square feet in size and contained within or attached to the living space of an existing or proposed single-family structure. A junior accessory dwelling unit must include the following: a cooking facility with appliances; and a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure. Refer to Section 18.58.025.N for standards associated with junior accessory dwelling units.

K. Definitions, “K.”

Kitchen or Cooking Facilities, Residential. A room or space within a building designed, used, and/or intended to be used for the cooking or preparation of food supporting a single household. At a minimum, a kitchen must include the following equipment:

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1. Cooking facilities (i.e., a standalone cooking appliance with at least two burners that is connected to a gas stub or 220 electric volt outlet; does not include portable cooking accessories such as hot plates and other temporary heat sources);
2. A refrigerator (no minimum size); and
3. A sink for dishwashing and sanitation purposes.

Facilities, equipment, and appliances which are usually associated with kitchens may be allowed in a dwelling in addition to the kitchen or may be allowed in a detached living area. Kitchen facilities, equipment, and appliances permitted in areas outside the kitchen or in a detached living include:

1. A single one-well sink with a maximum surface area of two square feet;
2. Refrigerator (no limit on size);
3. Microwave oven (no limit on size);
4. Counter space in proximity of the one-well sink not exceeding six lineal feet;
5. Cabinet space in proximity of the one-well sink not exceeding eight cubic feet.

Areas with other kitchen facilities and equipment (including, but not limited to, cooking stove with or without oven, hot plates, convection oven, garbage disposal, and kitchen cabinets and counters in close proximity to the one-well sink) above the limits noted above shall be considered a kitchen and shall be prohibited in a dwelling unless the area is approved as an accessory dwelling unit.

L. Definitions, “L.”

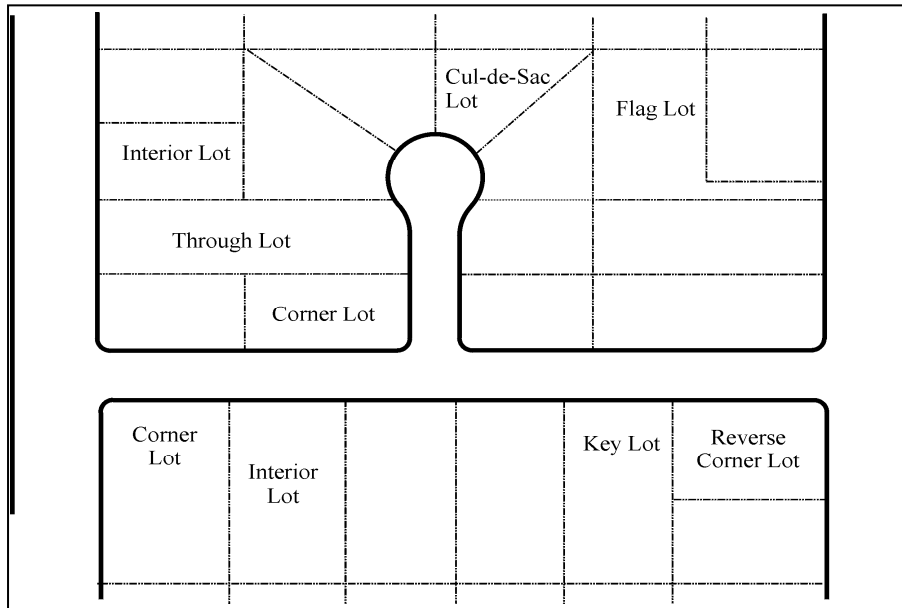
Living area. Space within a residence, excluding garages and unconditioned space.

Lot or parcel. A recorded lot or parcel of real property under single ownership, lawfully created as required by the Subdivision Map Act and Town ordinances, including this Development Code. Types of lots include the following. See Figure 8-2 (Lot Types).

1. **Corner lot.** A lot located at the intersection of two or more streets, where they intersect at an interior angle of not more than 135 degrees. If the intersection angle is more than 135 degrees, the lot is considered an interior lot.
2. **Flag lot.** A lot having access from the building site to a public street by means of private right-of-way strip that is owned in fee.
3. **Interior lot.** A lot abutting only one street.
4. **Key lot.** An interior lot, the side of which adjoins the rear property line of a reverse corner lot.
5. **Reverse corner lot.** A corner lot, the rear of which abuts a key lot.

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6. **Through lot.** A lot with frontage on two generally parallel streets.



**FIGURE 8-2
LOT TYPES**

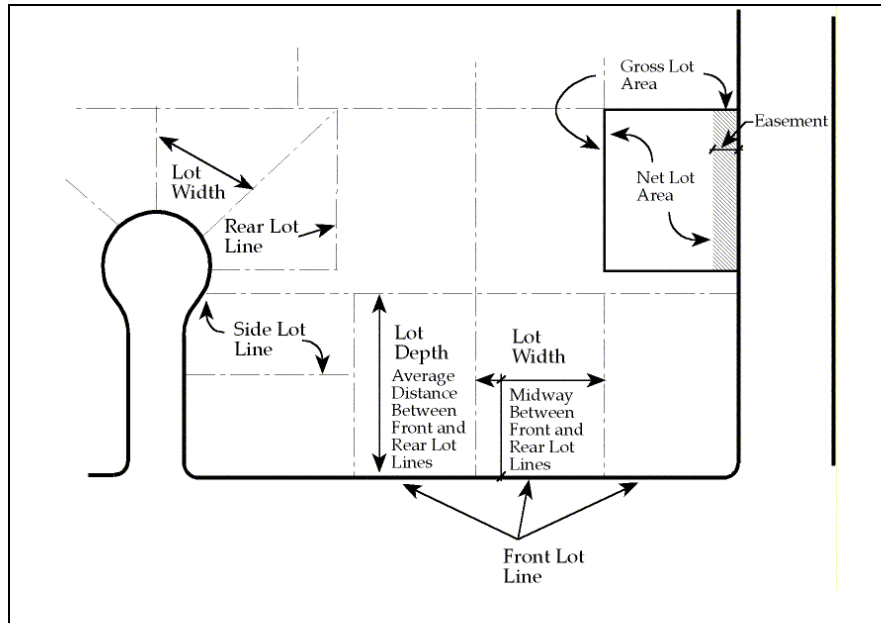
Lot area. Gross lot area is the total area included within the lot lines of a lot, exclusive of adjacent dedicated street rights of way. Net lot area is exclusive of vehicular access easements which limit the use of the lot, including private streets and driveway easements, and any area at or below the high water mark of Donner Lake (5935.7, NGVD 1929). See Figure 8-3 (Lot Features).

Lot coverage. See “Site Coverage.”

Lot depth. The average linear distance between the front and the rear lot lines or the intersection of the two side lot lines if there is no rear line. See Figure 8-3(Lot Features). The Director shall determine lot depth for parcels of irregular configuration.

Lot frontage. The boundary of a lot adjacent to a public street right-of-way.

Definitions/Glossary



**FIGURE 8-3
LOT FEATURES**

Lot line or property line. Any recorded boundary of a lot. Types of lot lines are as follows; see Figure 8-3 (Lot Features):

1. **Front lot line.** On an interior lot, the property line separating the parcel from the street. The front lot line on a corner lot is the line with the shortest frontage. (If the lot lines of a corner lot are equal in length, the front lot line shall be determined by the Director.) On a through lot, both lot lines are front lot lines and the lot is considered to have no rear lot line.
2. **Street-side lot line.** On a corner lot, the property line separating the parcel from the street on the property line with the longest frontage. (If the lot lines of a corner lot are equal in length, the street-side lot line shall be determined by the Director.)
2. **Interior lot line.** Any lot line not abutting a street.
3. **Rear lot line.** A property line that does not intersect the front lot line, which is most distant from and most closely parallel to the front lot line.
4. **Side lot line.** Any lot line that is not a front, rear or street-side lot line.

Lot width. The horizontal distance between the side lot lines, measured at right angles to the lot depth at a point midway between the front and rear lot lines. See Figure 8-3 (Lot Features). The Director shall determine lot width for parcels of irregular shape.

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M. Definitions, “M.”

Manufactured home. A single-family dwelling that is transportable in one or more sections of eight body feet or more in width or 40 body feet or more in length when in travel, or 320 square feet or more when built; to be used as a dwelling with or without a permanent foundation when connected to required utilities; includes any structure that complies with the California Health and Safety Code definition for manufactured home or a mobile home on a permanent foundation in compliance with the National Manufactured Housing Construction and Safety Act of 1974.

Mobile Home. A trailer, transportable in one or more sections, that is certified under the National Manufactured Housing Construction and Safety Standards Act of 1974, which is over eight feet in width and 40 feet in length, with or without a permanent foundation and not including recreational vehicle, commercial coach or factory-built housing. A mobile home on a permanent foundation is included under the definition of “Single-Family Dwellings.”

Multi-Family Dwellings. See “Dwelling, Multi-Family.”

N. Definitions, “N.”

Non-shedding Roof. A roof with materials that allow snow to be retained on the roof and to melt off, as opposed to a roof that does not retain snow and allows snow to slide off.

P. Definitions, “P.”

Parking Pad. A platform for vehicle parking, constructed on a residential parcel which slopes downward from a street.

Property frontage. The front or frontage is that side of a parcel or development site abutting on a public street.

R. Definitions, “R.”

Residential Accessory Uses and Structures. Any use and/or structure that is customarily a part of, and clearly incidental and secondary to, a residence and does not change the character of the residential use. These uses include the following detached accessory structures, and other similar structures normally associated with a residential use of property:

- driveways and parking pads
- docks and piers
- garages
- gazebos
- greenhouses
- spas and hot tubs
- storage sheds/studios
- swimming pools
- tennis and other on-site sport courts
- workshops

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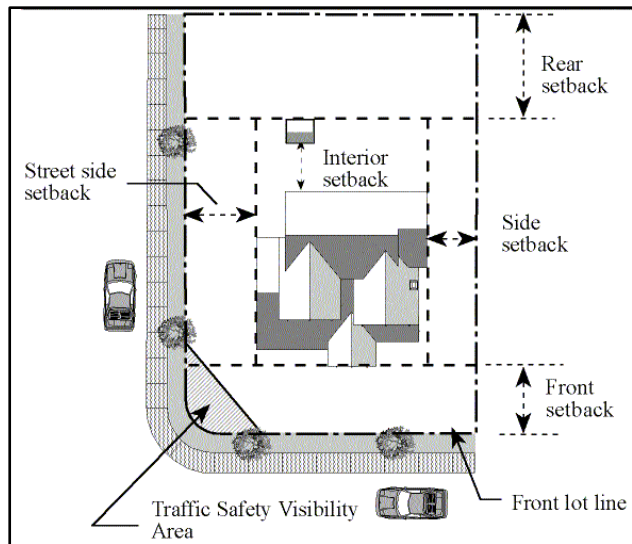
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Also includes the indoor storage of automobiles (including their incidental restoration and repair), personal recreational vehicles and other personal property, accessory to a residential use. Does not include home satellite dish and other receiving antennas for earth-based TV and radio broadcasts; see “Telecommunications Facilities.”

S. Definitions, “S.”

Secondary Residential Unit. See “Accessory Dwelling Unit.”

Setback. The distance by which a structure, parking area or other development feature must be separated from a lot line, other structure or development feature, or street centerline. Setbacks from private streets are measured from the edge of the easement. See also “Yard.” Figure 8-4 (Setbacks) shows the location of front, side, street-side, rear, and interior setbacks.



**FIGURE 8-4
SETBACKS**

Single-Family Dwellings. See “Dwelling, Single Family.”

Single-Room Occupancy (SRO) Housing. A compact dwelling unit with limited cooking and living facilities designed primarily for one individual, within a multiple-unit structure.

Site. A parcel or lot or adjoining parcels or lots under single ownership or single control, considered a unit for the purposes of development or other use.

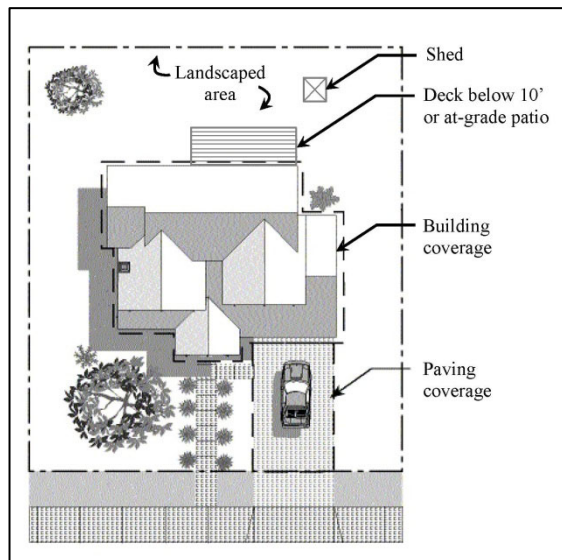
Site area. Gross site area is the total area included within the site, exclusive of adjacent dedicated street rights of way. Net site area is exclusive of vehicular access easements which limit the use of the lot, including private streets and driveway easements, and any area at or below the high water mark of Donner Lake (5942 AMSL, NAVD 88).

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Site coverage. The percentage of total net site area occupied by structures, paving for vehicle use, and all other surfaces less than 10 feet above average natural grade where the surface is located, including decks, other projecting or cantilevered features, and covered areas such as breezeways, porches, and carports; does not include eaves and roof overhangs. See Figure 8-6 (Site Coverage). An access/driveway easement area may be included in or excluded from the total site area calculation. If the easement area is included and a driveway is constructed within the easement, the impervious surface of the driveway shall be counted towards the site coverage, even if the driveway provides access to off-site parcels. If a driveway is not constructed within the easement, the impervious surface for a future driveway with a width of 12 feet (16 feet if the easement serves five or more parcels), extending along the entire length of the easement within the parcel, shall be calculated and shall be counted towards the total site coverage.

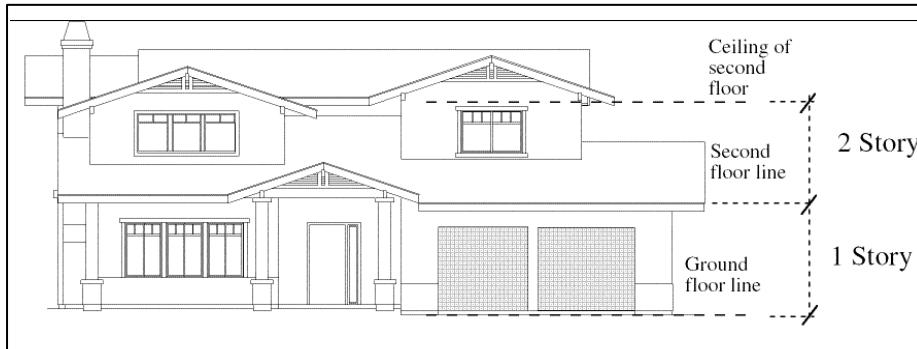


**FIGURE 8-6
SITE COVERAGE**

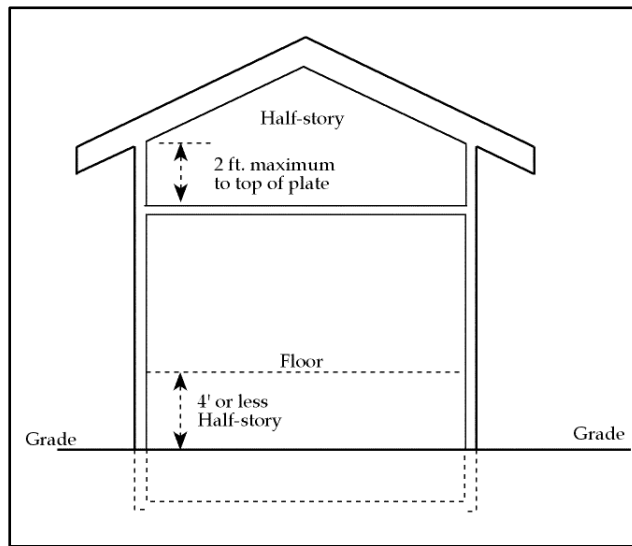
Story, Half Story. See Figures 8-7 and 8-8.

1. **Story.** The portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above, the space between the floor and the ceiling above.
3. **Half-story.** A story under a gable, hip or gambrel roof, the top plates of which are no more than two feet above the floor of the story. See Figure 8-8.

Definitions/Glossary



**FIGURE 8-7
STORY**



**FIGURE 8-8
HALF-STORY**

Street. A public thoroughfare which affords principal means of access to abutting property, including avenue, place, way, drive, lane, boulevard, highway, road, and any other thoroughfare except an alley as defined in this Subsection, or a private thoroughfare which affords or has the potential to afford principal means of access to five or more parcels. Does not include driveway easements on parcels in the Tahoe Donner Subdivision that front a Town street.

Structure. Anything constructed or erected, the use of which requires attachment to the ground or attachment to something located on the ground. For the purposes of this Development Code, the term “structure” includes “buildings.”

Definitions/Glossary

T. Definitions, “T.”

Tiny Home. A single-family dwelling which may range in size from 80 to 400 square feet and may be constructed on a chassis (with or without axles or wheels), to be used as a dwelling with or without a permanent foundation when connected to required utilities. Includes any structure that is legal to occupy under California state standards as a HUD-Code manufactured home, a California Residential Code or a California Building Code home, factory-built housing, a recreational vehicle, a park trailer, or a camping cabin. A tiny home on a permanent foundation is included under the definition of “Single-Family Dwellings.”

Transient Rental. The rental of single-family or individual multi-family dwellings for overnight or vacation lodging. Commercial activities (weddings, corporate retreats, etc.) are not allowed as part of a transient rental.

V. Definitions, “V.”

Variance. A discretionary entitlement that may waive or relax the development standards of this Development Code, in compliance with 18.82 (Variances).

Y. Definitions, “Y.”

Yard. An area between a lot line and a setback, unobstructed and unoccupied from the ground upward, except for projections permitted by this Development Code. See Section 18.30.120 (Setback Measurement and Exceptions) and Figure 8-4 (Setbacks).

1. **Front yard.** An area extending across the full width of the lot between the front lot line and the required setback.
2. **Rear yard.** An area extending the full width of the lot between a rear lot line and the required setback.
4. **Side yard.** An area extending from the front yard to the rear yard between the nearest side lot line and the required setback.

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