

## EXHIBIT A

### ARTICLE 2 - DEFINITIONS

#### 2.1 Use of Definitions.

- A. Unless the provision or context otherwise requires, the definitions in this article shall govern the construction of this ordinance.
- B. The present tense includes the past and future tenses; and the future, the present.
- C. The masculine gender includes the feminine and neuter.
- D. The singular number includes the plural; and the plural, the singular.
- E. "Shall" is mandatory and "may" is permissive.

#### 2.2 Definitions.

**~~2.4~~—Abandonment of Use.** To cease or discontinue a use or activity, but excluding temporary or short-term interruptions to a use or activity during periods of remodeling, maintaining, or otherwise improving or rearranging a structure, or during normal periods of vacation or seasonal closure.

**~~2.5~~—Abutting Parcels.** Parcels of land having a common property line other than a property line located within a public street.

**Adjacent.** Directly abutting, having a boundary or property line(s) in common or bordering directly, or contiguous to.

**~~2.5.05~~—Alteration (see also Structural Alteration).** Any change, addition or modification in construction or occupancy.

**~~2.5.1~~—Amusement Games.** The term "amusement game" shall mean any device, machine, apparatus, or other instrument (including electronic games, marble games, and pinball) operated electronically, mechanically, or manually for amusement purposes which requires for the use thereof the deposit in such device, machine, apparatus, or instrument or in a receptacle attached to such device, machine, apparatus, or other instrument or connected therewith, a coin, token, or other thing of value. The term "amusement game" shall not include a device, machine, apparatus, or other instrument which contains a pay-off device for the return of slugs, money, coins, checks, tokens or merchandise.

**2.5.2—Accessory Dwellings.** An accessory dwelling is an attached or detached residential unit (secondary dwelling unit) on the same lot as a primary dwelling unit which provides complete, independent living facilities for living, sleeping, eating, cooking, and sanitation provided that it complies with the requirements of Article 37.

**2.6—Accessory Use, Building, or Structure.** A use, building, or structure subordinate to the principal use on the same building site and serving a purpose customarily incidental to the principal use or structure, such as garage and storage buildings.

**2.7—Administrative Office and Service Facility.** An office or other structure or service facility for rendering management level administrative services for firms and institutions including, but not limited to, regional and headquarter management services.

**2.8—Agriculture.** The term "agriculture" includes farming, dairying, pasturage, apiaries, horticulture, floriculture, viticulture, and animal and poultry husbandry.

~~**2.9—Alley.** A public right of way less than thirty (30) feet in width which affords a secondary means of access to property.~~

**Alley.** A public or private roadway or easement, generally not more than 30 feet wide that provides vehicle access to the rear or side of parcels having other public street frontage, and is not intended for general traffic circulation.

**2.10—Agent of Owner.** A person who submits a written statement from a property owner authorizing him to act for the property owner.

**2.11—Antenna.** A device used to receive or transmit telecommunications or radio signals, mounted on the ground as an independent structure or attached to another structure, including, but not limited to, panels, single plies ("whips"), broadcasting masts and aerials, and microwave dishes.

**Assembly/Meeting Facilities (land use).** A facility for public or private assembly and meetings. Examples of these uses include:

- banquet rooms
- civic and private auditoriums
- community centers
- conference/convention facilities
- meeting halls for clubs and other membership organizations
- places of worship, including limited associated accessory uses (i.e., religious school activities that are not full-time and residences for clergy), but excluding full-time schools
- yacht clubs

Also includes functionally related internal facilities (i.e., kitchens, multi-purpose rooms, storage, etc.) Does not include conference and meeting rooms that are accessory and incidental to another principal use and typically used only by on-site employees and clients, and that occupy less floor area on the site than the offices they support (see "Offices"). Does not include sports or other commercial entertainment facilities (see Entertainment Establishment"). Does not include funeral homes and mortuaries. Related on-site facilities including day care centers and schools are separately defined (see "Child Care Center" and "Schools - Public and Private").

**2.11.5—Arbor (also see Trellis).** An accessory structure that is detached from a main or accessory building, and that is substantially open to the passage of light and air on all sides, and which has a roof of typical lattice or a roof that is not less than sixty (60) percent open to the sky at any point across the entire structure. "Substantially open" sides of the structure shall also be not less than sixty (60) percent open at any point across each entire side.

**2.12—Basement.** Basement is that portion of a building between floor and ceiling which is wholly or partly below grade.

**Bar/Cocktail Lounge (land use).** Businesses serving beverages for consumption on the premises as a primary use and including on-sale service of alcohol including beer, wine, liquor, and mixed drinks.

**2.12.5—Birth Centers.** A healthcare facility that is designed to provide a comfortable, homelike setting during childbirth and that is generally less restrictive than a hospital in its regulations, as in permitting midwifery or allowing family members or friends to attend the delivery.

**2.13—Building Official.** The Building Official of the City of Redwood City, or the designee of the Building Official.

**2.14—Building Face.** The exterior surface of a wall, window, door, pediment, or column, whether vertical or inclined, facing required front, side, or rear yard.

**Building Frontage.** That face of a building or length of a lot that is parallel to, or is at a near parallel angle to a public street or public parking area.

**2.15—Building.** Any structure having a roof supported by columns or by walls and used or designed for the shelter or housing of any person, animal, or chattel.

**2.16—Building, Main.** A building in which is conducted the principal use of the building site on which it is situated.

**2.16.5—Business Office.** A use principally providing services to individuals, firms, or other entities, including but not limited to real estate, insurance, property management, Title

companies, investment, loan and lending institutions, personnel, travel, and similar services, and including business offices of public utilities or other activities when the service rendered is that customarily associated with office services.

**~~2.17—Business, Retail.~~** See Retail Sales, General. ~~Any establishment for the sale directly to the consumer, of any article, substance, or commodity, but not including the sale of lumber or other building materials, or the sale of used or secondhand goods or materials of any kind.~~

**~~2.18—Business, Wholesale.~~** Any establishment for the sale, to retailers, jobbers, or contractors, of any article, substance, or commodity, 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 manufacture of any product or substance.

**~~2.19—Bookstore.~~** The term "bookstore" shall mean any establishment whose primary purpose is the sale, distribution, or display of books, pictures, magazines, films, pamphlets, or other printed matter or pictorial representations.

**~~2.21—Carport Space.~~** A building used for the storage of vehicles or trailers having at least fifty (50) percent of two sides open.

**Check Cashing.** A commercial land use that generally includes a variety of financial services including cashing of checks, warrants, drafts, money orders, or other commercial paper serving the same purpose; deferred deposit of personal checks whereby the check casher refrains from depositing a personal check written by a customer until a specific date; money transfers; payday advances; issuance of money orders; and similar uses.

**~~2.21.1—Child Care Facility.~~** A facility that provides non-medical care to children under eighteen (18) years of age in need of personal services, supervision, or assistance essential for sustaining the activities of daily living, or for protection of the individual on less than a twenty-four (24) hour basis. Child Care Facilities include Child Care Centers and Child Care Homes hereinafter defined.

**~~2.21.2—Child Care Center.~~** Any child care facility other than a small or large family child care home, typically including, but not limited to, infant centers, preschools, extended day care facilities, and school age child care centers.

**~~2.21.3—Child Care Home.~~** A home that regularly provides care, protection, and supervision of fourteen (14) or fewer children, in the provider's own home, for periods of less than twenty-four (24) hours per day, while the parents or guardians are absent. Child Care Homes may either be located in a detached single-family residence or in a multi-family unit. Child Care Homes shall include Small Family Child Care Homes and Large Family Child Care Homes, hereinafter defined (see Family Child Care Homes).

**2.22—City Attorney.** The City Attorney of the City of Redwood City, or the designee of the City Attorney.

**2.24—Construction.** Beginning of construction shall mean the incorporation of labor and materials within the foundation of a building.

**2.25—Commission.** The Planning Commission of the City of Redwood City.

**Condominium.** A building, or group of buildings, in which units are owned individually, and the structure, common areas and facilities are owned by all the owners on a proportional, undivided basis. Includes development in which the individual owns land directly below the "footprint" of a unit, and all other land within the project is owned in common. Includes a condominium project, community apartment project, or stock cooperative, as defined in California Civil Code Section 1351.

**2.26—Council.** The Council of the City of Redwood City.

**Cultural Institution (land use).** A nonprofit institution displaying or preserving objects of interest in one or more of the arts or sciences. This use includes libraries, museums, and art galleries.

**Daylight Plane:** An inclined plane, beginning at a stated height above grade at a side or rear property line, and extending into the site at a stated upward angle to the horizontal, which may limit the height or horizontal extent of structures at any specific point on the site where the daylight plane is more restrictive than the height limit or the minimum setback applicable at such point on the site.

**Development.** Any construction activity or alteration of the landscape, its terrain contour or vegetation, including the erection or alteration of structures or buildings. New development is any construction, or alteration of an existing structure or land use, or establishment of a land use.

**2.30—District.** A portion of the City within which certain uses of land and certain structures and buildings are permitted or prohibited and within which certain yards and other open spaces are required and certain height limits are established for buildings, all as set forth and specified in this ordinance.

**2.31—Disaster Shelter.** A building constructed above or below the ground, designed for and having as its primary purpose the protection of the inhabitants thereof from such disasters as blast, radiation, bombs, fallout, storms, and fire.

**2.31.1—Drive-Through Restaurant.** A restaurant which in addition to customary restaurant services is designed to sell products through a sales window to customers who are in vehicles.

**2.32—Dwelling.** A building or portion thereof designed or used exclusively for residential occupancy, including one (1)-family, two (2)-family, and multi-family dwellings, but not including hotels, motels, boarding houses, tents or trailers.

**2.33—Dwelling, Single-Family.** A building designed for, or used to house, not more than one (1) family, including all necessary employees of such family.

**2.33.5—Dwelling, Studio Apartment.** A dwelling unit consisting of not more than one (1) habitable room together with kitchen or kitchenette and sanitary facilities.

**2.34—Dwelling, 2-Family or Duplex.** A building containing not more than two (2) kitchens, designed or used to house not more than two (2) families living independently of each other, including all necessary employees of each such family.

**2.35—Dwelling, Multiple.** A building or portion thereof, used and 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 motels, boarding houses, and hotels.

**2.35.1—Electronic Equipment Facility.** A building where more than fifty (50) percent of the floor area is devoted to electronic equipment. These facilities are also known as, but not limited to, the following: server farm, routing facility, data center, telco hotel, carrier hotel, and switching station.

**2.35.3—Enlargement of a Nonconforming Structure.** To increase the height, footprint, floor area, volume, or coverage of a nonconforming structure or any portion of the structure, or to decrease the distance from any portion of the structure to a property line.

**Entertainment Establishment (land use).** Any establishment (indoors or outdoors) where entertainment, either passive or active, is provided for the pleasure of the patrons, either independent or in conjunction with any other use. Commercial entertainment does not include sexually oriented businesses as defined and regulated in Redwood City Municipal Code Chapter 18B - Sexually Oriented Businesses.

**2.35.4—Expansion of a Nonconforming Use.** To enlarge a structure housing a nonconforming use, or to increase the floor area of a nonconforming use within a structure, or to occupy a larger area on the site, or to intensify the occupancy of the nonconforming use and associated activities such that additional impacts, such as noise, traffic or parking, are likely to result.

**2.36—Family Care Home.** A state-authorized, certified, or licensed family care home, foster home, or group home serving six (6) or fewer mentally disordered or otherwise handicapped persons or dependent or neglected children on a twenty-four (24)-hour basis.

**2.36.5—Family Child Care Home, Large.** A home that provides family child care for seven (7) to twelve (12) children, inclusive, including children under the age of ten (10) years who reside at the home, and a home that provides care for more than twelve (12) children and up to fourteen (14) children subject to the requirements of Section 1597.465 of the State Health and Safety Code, as the same now exists or as hereafter amended.

**2.36.6—Family Child Care Home, Small.** A home that provides family child care for six (6) or fewer children, including children under the age of ten (10) years who reside at the home, and a home that provides care for more than six (6) and up to and including eight (8) children subject to the requirements of Section 1597.44 of the State Health and Safety Code, as the same now exists or as hereafter amended.

**2.37—Family.** One (1) person living alone, two (2) or more persons related by blood, marriage, or legal adoption, or two (2) or more persons living as a single housekeeping unit.

**Feasible.** Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

**2.38—Fence.** An artificially constructed barrier or wall of any material or combination of materials erected to physically separate properties, provide privacy, or provide security or confinement. Fence shall include the term wall.

The following definitions shall apply to certain types of fences, as referenced in Article 36 of this ordinance:

- A. Open Fence.** Fence (including any gates in such fence) which permits direct vision through at least eighty (80) percent of any one (1) square foot segment of vertical fence surface area. This measured surface area shall not include major posts, pilasters, or other structures which provide lateral strength. The open area shall be uniformly distributed along the fence and shall not be concentrated in one area (along the entire length). No single component or element of the fence, including lamp posts or pilasters, shall be wider than twelve (12) inches.
- B. Solid Fence.** Fence (including any gates in such fence) which permits direct vision through less than eighty (80) percent of any one (1) square foot segment of vertical fence surface area more than eight (8) inches above grade.
- C. Combination Solid/Open Fence.** Fence which incorporates both solid and open fences whereby the solid portion is no higher than three (3) feet.

**D. Decorative Fence.** Fence which has a distinctive style, trim, color, or design, which matches or to some degree complements the existing residence. It may be open or solid. A decorative fence shall have the following characteristics:

1. The fence is constructed of material which matches or complements the architecture of the residence and its surroundings. The materials may include but not be limited to, wrought iron, brick, wood, stone, or a combination thereof.
2. The fence is painted, stained, or is a natural color which is compatible to the residence.
3. The fence may have a distinctive cap, trim, or design which distinguishes it from the more typical wall board design.

**Financial Institutions and Related Services (Land Use).** Establishments that solicit, receive, or accept money or its equivalent on deposit and loan money as a regular business. Typical examples include federal or state-regulated banks, savings and loan associations, savings banks, credit unions, and lending establishments, with automatic teller machines (ATMs) as an accessory use. Does not include mortgage broker, accounting, financial investment, or similar offices ("Offices, Business, Government, and Professional"). Does not include check cashing establishments (see "Check Cashing").

**2.39—Financial Service.** The provision of financial services to individuals, firms, or other entities including services customarily provided by banks, savings and loan institutions, credit unions, and similar institutions and organizations.

**2.41—Floor Area, Gross.**

- A.** For the purpose of determining floor area ratio, the floor area of a building or buildings shall be the sum of the gross horizontal areas of the several floors of such buildings measured from the exterior faces of exterior walls or from the center line of party walls separating two buildings and shall include:
1. Basement space if more than half of the basement story height is above grade, except when the computation of the floor area ratio is defined differently in a zoning district;
  2. Elevator stairs and stairwells at each floor;
  3. Floor space used for mechanical equipment where the structural headroom exceeds seven and one-half (7-½) feet but not including equipment, open or enclosed, located on the roof, such as bulkheads, water tanks and cooling towers;



4. Attic floor space where the structural headroom exceeds seven and one-half (7-½) feet;
  5. Interior balconies and mezzanines, except when the computation of the floor area ratio is defined differently in a zoning district;
  6. Enclosed porches and lanais, but not uncovered terraces, porches, balconies or stairs;
  7. Accessory buildings, where more than one-half (½) of the height is above the average level of the highest and lowest point of that portion of the lot covered by the building, but not including garages, carports, and parking structures unless so required in a zoning district.
- B.** Child care facilities and/or independent nonprofit educational facilities open to the public within commercial and/or industrial developments of at least fifty thousand (50,000) square feet of building gross floor area shall not be included in the gross floor area of total building area for the purposes of calculating the floor area ratio, and are thus exempt from floor area ratio limitations, provided that the following conditions are met:
1. In the case of a child care facility, the subject facility shall include at least two thousand (2,000) square feet of indoor area, and at least three thousand (3,000) square feet of outdoor space and shall be of adequate size to accommodate at least forty (40) children;
  2. The maximum floor area ratio exemption associated with the provision of a child care facility and/or an independent nonprofit educational facility open to the public shall not be greater than two percent (2%) floor area ratio relative to the land area of the development;
  3. A deed restriction shall be recorded on the property to ensure the long term use of the portion of the development for child care and/or independent nonprofit educational facility;
  4. Any floor area ratio exemption granted pursuant to this subsection B of this Section may be awarded by the Planning Commission or the Zoning Administrator in conjunction with any permit issued pursuant to the Zoning Ordinance (No. 1130, as amended, based on the following findings:
    - a. The child care facility and/or independent nonprofit educational facility will be of benefit to the public,
    - b. The development design can accommodate the additional floor area.

- C. Open space for public use and enjoyment and/or outdoor recreational facilities for public use and enjoyment within commercial and/or industrial developments that contain at least fifty thousand (50,000) square feet of building gross floor area may be granted a floor area ratio bonus provided that the following conditions are met:
1. The maximum floor area ratio bonus associated with the provision of open space for public use and enjoyment and/or outdoor recreation facilities for public use and enjoyment shall not be greater than two percent (2%) floor area ratio relative to the land area of the development;
  2. A deed restriction shall be recorded on the property to ensure the long term use of the portion of the development for open space for public use and enjoyment and/or outdoor recreation facilities;
  3. Any floor area ratio bonus granted pursuant to this subsection C of this Section may be awarded by the Planning Commission or the Zoning Administrator in conjunction with any permit issued pursuant to the Zoning Ordinance (No. 1130), as amended, based on the following findings:
    - a. The open space and/or outdoor recreation facility will be of benefit to the public,
    - b. The development design can accommodate the additional floor area.
- D. Developments may receive both the floor area ratio exemption of subsection B of this Section, and the floor area ratio bonus of subsection C of this Section, but in no case will the total floor area ratio exemption and bonus exceed two percent (2%) floor area ratio relative to the land area of a particular development.

**2.42—Floor Area Ratio ("FAR").** The ratio, expressed as a percentage, of the maximum permitted gross floor area of a building or buildings to the lot area.

**2.45—Garage Space.** A building or portion thereof used for the storage of vehicles or trailers.

**2.48—Grade or Ground Level.** The average of the finished ground level at the center of all walls of a building. In case walls are within five (5) feet of a sidewalk ground level shall be measured at the sidewalk.

**2.48.3—Grandfathered.** A designation established by means of a "grandfather clause," exempting a class of uses or structures from the otherwise currently applicable

provisions of Ordinance 1130 (zoning ordinance), because such uses or structures conformed with earlier applicable provisions of Ordinance 1130, prior to the enactment of subsequent provisions.

~~**2.48.5—Ground Floor.** The first floor of a building other than a cellar or basement. When there is street frontage on a floor other than the ground floor, the floor with the street frontage shall be deemed to be the ground floor for purposes of applying zoning regulations. When there is street frontage on more than one (1) floor, the floor with the greatest number of lineal feet of street frontage shall be deemed to be the ground floor for purposes of applying zoning regulations.~~

**Ground Floor.** The first floor of a structure that is at ground level or street level. Does not include a basement.

**2.49—Ground Floor Dependent Offices.** Offices used for on-site property management, for professional or consulting services including, but not limited to, travel agencies, insurance agencies, income tax preparers, real estate agencies, notary publics, and ground floor dependent portion of financial services. In determining whether a particular use is ground floor dependent, consideration shall be given to the requirement of such use for ground floor visibility in commercial districts to serve patrons on an unannounced or drop-in basis, and to rely upon a product or service display in the store frontage.

**Health/Fitness Club (Land Use).**

**Small.** An indoor facility of 2,000 square feet or less in size where passive or active exercises and related activities are performed using minimal muscle-building equipment or apparatus for the purpose of physical fitness, improved circulation or flexibility, and/or weight control. Examples of uses include personal training and yoga studios.

**Large.** A full service fitness center, gymnasium, or health and athletic club, which is over 2,000 square feet in size and may include any of the following: sauna, spa or hot tub facilities; weight rooms; indoor tennis, handball, or racquetball courts; aerobic classes and other indoor sports activities; locker rooms and showers.

**2.50—Home Occupations.** Any activity conducted within a dwelling, such as handicrafts, dressmaking, millinery, laundering, preserving, and home cooking, which meets all of the following conditions:

- A. The use is clearly incidental and secondary to the use of the dwelling for dwelling purposes.
- B. The use is conducted entirely within a dwelling and is carried on exclusively by the inhabitants thereof.

- C. The use does not change the character of the dwelling or adversely affect the uses permitted in the residential district.
- D. The use creates no additional traffic and requires no additional parking spaces.
- E. No persons are employed other than that necessary for domestic purposes.
- F. No indoor or outdoor storage of materials, equipment, or supplies, other than that necessary for domestic purposes, shall exist.
- G. Not more than one-fourth (¼) of the area of one (1) floor of said dwelling is used for such use.
- H. The entrance to the space devoted to such use is from within the building, and no internal or external alterations or construction features not customarily used in dwellings is involved.

**2.51—Height of Building.** The vertical distance from any point of the roof to the finished or natural grade, whichever is lower, directly below that point. A diagram depicting the measurement of height for residential structures on sloping lots is included at the end of the article for illustrative purposes only.

**2.52—Hotel.** See “Lodging.” See Motel.

**2.53—Housing for the Elderly.** Housing projects designed expressly for persons of sixty (60) years of age or older, having design characteristics typical of such projects which may include dining facilities, twenty-four (24)-hour supervision, recreational facilities, and medical facilities.

**2.53.2—Impervious Surface.** A surface that hinders the ability of water to percolate through underlying soils. Examples typically include, but are not limited to, pavement (including driveways, parking lots, patios, walkways), rooftops, buildings and compacted soils.

**2.53.3—Landscape Area.** Land open to the sky that is set apart for the planting of grass, shrubs, trees, or similar living plants, or other pervious ground surface treatment such as decorative rock, bark or stone.

**Liquor Stores (land use).** A retail establishment primarily engaged in selling beer, wine, and other alcoholic beverages.

**Live/Work (land use).** A unit that combines a work space and incidental residential occupancy occupied and used by a single household. Live/work units have been constructed for such use or converted from commercial or industrial use and structurally modified to accommodate residential occupancy and work activity in compliance with the California

Building Code. The working space is reserved for and regularly used by one or more occupants of the unit. Live/work units can include renter-occupant and/or owner-occupant.

**Lodging (land use).**

- A. Bed and Breakfast Inns.** Establishments offering lodging rooms for less than 30 days in a dwelling unit, with incidental eating and drinking service for lodgers only, provided from a single kitchen.
- B. Hotel.** An establishment that provides guest rooms or suites for a fee to transient guests for sleeping purposes. No provisions for cooking are provided in the guest rooms, with the possible exception of microwaves and refrigerators. Access to units is primarily from interior lobbies, courts, or halls. Related accessory uses may include conference and meeting rooms, restaurants, bars, and recreational facilities.
- C. Long-Term Hotel (Extended Stay).** A long-term hotel facility offering transient lodging accommodations to the general public, targeted to the business or leisure traveler who is planning to stay for an extended time. To constitute an extended stay hotel, each hotel room must contain kitchen facilities to include a range cooktop, microwave or conventional oven, refrigerator, and sink.
- D. Motel.** An establishment that provides guest rooms for a fee to transient guests for sleeping purposes. Guest rooms do not contain kitchen facilities. A motel is distinguished from a hotel primarily by direct independent access to, and adjoining parking for, each guest room.

**2.53.5—Lot.** A parcel of land occupied or intended for occupancy for a use permitted in Ordinance 1130.

**2.53.6—Lot Area.** For the purpose of determining Floor Area Ratio, the lot area shall be the horizontal area within the exterior lines of a lot, exclusive of any portion of a lot within the lines of any natural watercourse, river, stream, creek, waterway, open channel, or open flood control or drainage easement and exclusive of any portion of a lot within a street right-of-way whether acquired in fee, easement, or otherwise.

**2.54—Lot, Interior.** A lot abutting only one (1) street.

**2.56—Lot, Corner.** A lot situated at the junction of and abutting on two (2) or more intersecting streets. Notwithstanding the terms of Section 2.57, whenever the least dimension of the lot fronting on two (2) intersecting streets is at least ninety (90) feet, the owner may elect either street line as the front lot line.

**~~2.57~~—Lot, Front.** The narrowest dimension of a lot fronting on a street.

**~~2.58~~—Lot, Side.** Any lot boundary not a front or rear lot line.

**~~2.58.3~~—Lot Coverage.** The percentage of the total land area within a lot that is covered by buildings, including all projects except the exterior or outermost four (4) feet of any eave or roof overhang, but excluding uncovered ground level paving, landscaping features and uncovered recreational facilities.

**~~2.58.5~~—Lot Size.** The size of a lot as established by subdivision map, metes and bounds, or any other means of description contained in any conveyance of title thereof, or any other interest therein, on file and recorded in the office of the County Recorder, County of San Mateo.

**~~2.59~~—Lot Lines.** The boundary line separating the lot front from a street, the lot side from a street or adjoining property, or the lot rear from an alley, street or adjoining property.

**~~2.60~~—Lot Width.** The width of the lot measured at right angles to its depth. Average lot width shall mean the average width of the lot throughout its full depth measured at right angles to the depth.

**Maintenance and Repair Services (Land Use).** Establishments that provide home appliance and/or electronic or office equipment repair and maintenance, or building maintenance services. Does not include maintenance and repair of vehicles (see “Vehicle/Equipment Repair”).

**~~2.63~~—Medical Clinic.** A facility for group practice on a single site where multiple practitioners (doctors, dentists, therapists, nurses, paraprofessionals, etc.), in combination, offer a variety of services, which may include, but are not limited to, consultation or counseling, diagnosis, therapy, prevention, healing arts, laboratory testing or analysis, and/or corrective personal treatment.

**~~2.63.5~~—Medical Office.** A use providing consultation, diagnosis, therapeutic, preventative, corrective personal treatment services by doctors, dentists, medical and dental laboratories, and similar practitioners of medical and healing arts for humans, licensed for such practice by the state of California and including services related to medical research, testing and analysis but excluding the use of hazardous materials in excess of the exempt amounts contained in the Uniform Building Code and Uniform Fire Code as said Codes are adopted and amended by the City from time to time.

**Mixed Use.** The combination of commercial and residential uses located on the same property as part of a unified development. Mixed Use Development consists of commercial and residential uses integrated either vertically (vertical mixed use) in the same structure or group of structures, or horizontally on the same development site (horizontal mixed use) where

parking, open spaces, and other development features are shared. In a mixed-use development, both uses are considered primary uses of the land.

**2.64—Mobile Home.** Shall mean any unit transportable in one (1) or more sections, used or designed to be used for living or sleeping purposes or both and which is not equipped with wheels used for the purpose of transporting such unit from place to place whether by motive power or other means.

**2.65—Mobile Home Park.** Shall mean any place, area, or tract of land offered to the public for the accommodation of any mobile home, except recreational areas operated by public agencies or areas used exclusively for the sale or storage of mobile homes.

~~**2.66—Motel or Hotel.** A building or group of detached or semidetached buildings containing guest rooms which are designed and used primarily for the accommodation of transient travelers.~~

**Motel.** See “Lodging.”

**Multiple-Unit Dwelling (land use).** A structure or portion thereof containing three or more dwelling units designed for the independent occupancy of three or more households.

**2.68—Neighborhood.** A sub-area of the City in which the residents share a common identity focused around a school, park, community business center, or similar feature.

**Nightclub (land use).** A facility which provides live entertainment for an audience of 50 or more persons and serves alcoholic beverages on the premises.

**2.69—Nonconforming Lot.** Any lot having less area or dimensions than are required in the district in which the lot is located, and that was lawfully created prior to the adoption of the current zoning requirements for lot area or dimensions. Lots not legally established shall be deemed to be illegal lots.

**2.69.5—Nonconforming Parking.** Parking for any use, structure or site for which current parking standards are not met due to the number, size and/or location of parking spaces, or related design criteria for driveway access or parking backup area, but that complied with applicable parking requirements at the time the use, structure or site development was established. Parking that does not comply with applicable parking requirements in effect at the time the development was established shall be deemed to be illegal.

**2.70—Nonconforming Structure.** Any structure legally constructed or established which fails to conform to the regulations of the ordinance codified in this article, other than use regulations, for the district in which it is located by reason of adoption of the ordinance codified in this article, or any amendment thereto, or by reason of annexation of territory to

the City. Structures not legally established, which fail to conform to the provisions of this article, shall be deemed to be illegal structures.

**2.71—Nonconforming Use.** A use legally established and existing which fails to conform with the use regulations, including residential density limitations, of the district in which it is located by reason of adoption of the ordinance codified in this article, or any amendment thereto, or by reason of annexation of territory to the City. Uses not legally established, which fail to conform to the provisions of this article, shall be deemed to be illegal uses.

**2.72—Nursing Home.** Shall mean any premises with less than fifteen (15) sleeping rooms where persons are lodged and furnished with meals and nursing care.

**Offices - Business, Government, and Professional (Land Use).** Offices of firms, individuals, or organizations that provide professional, executive, management, or administrative services (e.g., accounting, architectural, engineering, government, insurance, investment, legal, mortgage, real estate offices, etc.). Includes administrative, clerical, or public contact offices of a government agency, including incidental storage and maintenance of vehicles. Does not include financial institutions ("Financial Institutions and Related Services") or medical or dental services ("Offices, Medical and Dental").

**Open Space.** Any lot or area of land or water set aside, designated, dedicated, or reserved for public or private use or enjoyment.

**Common Open Space.** The total land area within a residential development that is not individually owned or dedicated for public use; and that is designed, intended, and reserved exclusively for the shared use of all the residents of the development and their guests. Illustrative examples include barbecue and picnicking areas, play areas, swimming pools, tennis courts, turf areas, and other recreational-leisure features and facilities. Does not include enclosed spaces/facilities (e.g., community center, meeting rooms, etc.).

**Private Open Space.** A usable outdoor living area directly adjoining and accessible to a dwelling unit, reserved for the exclusive private enjoyment and use of residents of the dwelling unit and their guests. Boundaries are evident through the use of fences, gates, hedges, walls, or other similar methods of controlling access and maintaining privacy.

**Public Open Space.** A parcel or area of land or water that is restricted to active or passive recreational uses, that is available for use by the general public and is owned and/or operated by a public agency.



**Quasi-Public Open Space.** A parcel or area of land or water restricted to active or passive recreational uses, that is accessible and available for use by the general public, but is owned, maintained, and operated by a private entity.

**Total Open Space.** The sum of public, quasi-public, common, and private open space in a residential development.

**Usable Open Space.** Outdoor or unenclosed area in a residential development on the ground, or on a roof, balcony, deck, porch or terrace designed and accessible for outdoor living, recreation, pedestrian access or landscaping, but excluding parking facilities, driveways, utility or service areas, or any required front or street side setback area.

**2.75—Owner.** The recorded property owner, a person holding an option to purchase, a person under a contract to purchase, the administrator, executor, or trustee of an estate, or other similar person or the attorney of any such person.

**2.77—Parking Lots and Garages.** A parcel of land or a building used commercially for parking self-propelled vehicles, but not including repair or service to such vehicles and not including the storage or display of such vehicles for sale.

**2.77.5—Permeable Pavement.** An area of a vehicular or pedestrian use or other hardscape areas, paved with material that permits water penetration into the soil. Permeable pavement may consist of any porous surface materials that are installed, laid or poured.

**Personal Services (land use).**

**A. Personal Services, Massage Establishment.** Establishment where massage is provided; massage is defined in Municipal Code Section 18A.2 (Massage Establishments and Massage Technicians - Definitions). Regardless of whether conducted as a part of a larger establishment (e.g., beauty salon, day spa, etc.), for purposes of permitting, a massage establishment shall be considered as a separate use.

**B. Personal Services, General.** An establishment providing non-medical services to individuals as a primary use. Examples of these uses include:

- barber shops and beauty salons (without massage services)
- clothing rental
- day/health spa (without massage services)
- dry cleaning pick-up stores with limited equipment
- fortunetellers, psychics, and similar services
- healing arts (acupuncture, acupressure, aromatherapy)
- laundromats (self-service laundries)
- locksmiths

- nail salons
- shoe repair shops
- tanning salons
- tailors

**C. Personal Services - Studio: Art, Dance, Martial Arts, Music, etc.** Small-scale instructional facilities, typically accommodating one group of students at a time, in no more than one instructional space. Examples of these small-scale facilities include:

- individual and group instruction and training in the arts
- production rehearsal
- photography, and the processing of photographs produced only by users of the studio facilities
- martial arts training studios
- gymnastics instruction
- production studios for individual filmmakers, musicians, painters, sculptors, photographers, and other artists

Larger facilities are included under the definition of "Schools – Public and Private." These uses may also include accessory retail sales of products related to the services provided.

**2.77.6—Pervious Surface.** Any surface that has the specific quality of allowing the passage of water or other liquid through it.

**2.78—Person.** Includes any individual, partnership, corporation, cooperative, association, trust, or any other legal entities including governmental bodies.

**2.78.5—Planning Director.** The Planning Director of the City of Redwood City, or the designee of the Planning Director.

**2.78.6—Planning Permits.** "Planning Permits," as used in this article, shall mean and refer to permits issued pursuant to Articles 42, 43, 44, 45, or 46 of the zoning ordinance.

**2.79—Professional Office.** An office for providing professional or consulting services in the fields of law, architecture, engineering, accounting, architectural and engineering design, and similar professions (but excluding medical offices), including associated incidental product testing and prototype development, but excluding product manufacture or assembly and excluding use of hazardous materials in excess of the exempt amounts contained in the Uniform Building Code and Uniform Fire Code, as said codes are adopted and amended from time to time by the City.

**Project.** Any proposal for new or changed use, or for new construction, alteration or enlargement of any structure, that is subject to the provisions of this Zoning Ordinance.

**2.80—Public Use.** Shall mean a use operated exclusively by a governmental body and having the purpose of serving the public health, safety, or general welfare, including, but not limited to, public schools, parks, playgrounds, hospitals, and administrative and service facilities.

**2.81—Public Works Director.** The Public Works Director of the City of Redwood City, or the designee of the Public Works Director.

**2.83—Quasi-Public Use.** Shall mean a use operated by a private non-profit educational, religious, recreational, charitable, or medical institution and having the primary purpose of serving the local community, including, but not limited to, churches, schools and colleges, recreational facilities, and private hospitals.

**2.84—Research and Development.** A use primarily engaged in the study, testing, engineering, design, analysis, or experimental development of products, processes, or services related to current or new technologies. Research and development may include manufacturing, fabricating, processing, assembling or storage of products or materials, or similar related activities, where such activities are accessory to research, development or evaluation. Related administrative uses such as finance, marketing, sales, accounting, purchasing, or corporate offices; provisions of services to others on or off-site; and related educational uses may also be included provided they remain accessory to the primary uses of "research and development," and are consistent with any limitations on accessory uses for the applicable zone district. Typical "research and development" uses may include, but are not limited to, computer software and hardware firms, electronic research firms, biotechnical firms, and pharmaceutical research laboratories.

**2.84.05—Repair(s).** The reconstruction or renewal of any part of an existing building for the purpose of its maintenance. The term "repair" or "repairs" shall not apply to any other change in a structure such as would be required by additions to or structural alterations to such structure.

**2.84.1—Research and Development, Office Type.** A research and development use for which the research and development components primarily occur in an office setting, with minimal laboratory area or research equipment, other than computers and other related electronic equipment. Typical office type research and development uses may include, but are not limited to, computer software and computer simulation firms.

**2.84.2—Research and Development, Laboratory Type.** A research and development use for which the research and development components require substantial laboratory space and/or other equipment for testing or development, which may also include associated adjacent or nearby workstations for recording or preparing written documentation of research. Typical laboratory research and development uses may include, but are not limited to, biotechnical firms and pharmaceutical research laboratories.

**2.84.4—Recreation, Indoor Commercial.** A use providing recreation, amusement, or exercise services, including bowling lanes, billiard parlors, skating arenas, gymnasiums, exercise studios or facilities, fitness centers, health clubs or spas, martial arts studios, group movement instruction, and similar services, operated on a private basis, within a building or buildings.

**2.84.5—Recreation, Outdoor Commercial.** A use providing recreation or amusement services, including golf, tennis, swimming, riding, or similar services, operated on a private basis, primarily outdoors, except for accessory enclosed services or facilities.

**Residential Care Facility, Small.** Any facility, place, or building that is maintained and operated to provide 24-hour care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual and licensed by the State of California for occupation by six or fewer persons. See definition under Title 22 (Social Security) in the California Code of Regulations (Section 80001[g]).

**2.85—Rest Home.** Any premises licensed under Section 2300 of the Welfare and Institutions Code of the State of California.

**Restaurants (land use).**

**Restaurant, Accessory Food Service.** An establishment that sells food and/or beverages as an accessory use in a retail, office, or institutional structure and that does not change the character of the primary use.

**Restaurant, Drive-Through.** An establishment that provides food and/or beverages accessible to persons who remain in their motor vehicles.

**Restaurant, Fast Food.** A restaurant that supplies food and beverages primarily in disposable containers and that is characterized by self-service and short stays by customers.

**Restaurant, Sit-down.** An establishment engaged in the business of selling food and beverages, including alcoholic beverages, prepared on site for primarily on-site consumption. Food and beverages are served to the customer at a fixed location (i.e., booth, counter, or table). Food and beverages are ordered from individual menus. Customers typically pay for food and beverages after service and/or consumption.

**Take-Out Service.** An establishment that offers a limited variety of food or beverages. Transactions are sales for off-site consumption. Customers are served either at a counter or service window. Incidental seating (less than 250 sq. ft. of seating area) may be provided for limited on-site consumption of food or beverages. Typical uses include bakeries, coffee stores,

ice cream and frozen dessert stores, delivery-only pizza establishments, small delicatessens, and similar establishments.

**Retail Sales, General (land use).** Retail establishments, completely enclosed within structures, engaged in selling goods or merchandise to the general public for profit. Examples of these establishments and lines of merchandise can include:

- antiques
- appliances
- artists' supplies
- automotive parts and accessories
- bakeries (retail only)
- bicycle sales and rentals
- books
- cameras and photographic supplies
- carpeting and floor covering
- clothing and accessories
- convenience market
- drug and discount stores
- electronic equipment
- fabrics and sewing supplies
- florists and houseplant stores (indoor sales only)
- gift shops
- grocery store
- handcrafted items
- hardware
- hobby materials
- jewelry
- kitchen utensils
- locksmiths
- luggage and leather goods
- medical supplies and equipment
- musical instruments, parts and accessories
- newsstands
- office supplies
- orthopedic supplies
- paint and wallpaper
- pharmacies
- religious goods
- secondhand clothing sales
- shoe stores
- small wares
- specialty food and beverage

- specialty shops
- sporting goods and equipment
- stationery
- supermarket
- tobacco
- toys and games
- travel services

**Retail Sales, Bulk Merchandise (land use).** Retail establishments engaged in selling goods or merchandise to the general public as well as to other retailers, contractors, or businesses, and rendering services incidental to the sale of the goods. Bulk retail is differentiated from general retail by either of the following characteristics:

1. A high volume of sales of related and/or unrelated products in a warehouse setting (i.e., “big box” retail).
2. The sale of goods or merchandise that require a large amount of floor space and that are warehoused and retailed at the same location.

Examples of items for sale include:

- Electrical and heating fixtures and supplies
- Furniture
- Groceries
- Household appliances
- Household furnishings
- Household products
- Lumber
- Nursery stock
- Personal care products

**Retail Sales, Second Hand Store (land use).** A retail establishment that buys and sells used products that may include clothing, furniture and household goods, jewelry, household appliances, musical instruments, business machines and office equipment, hand tools, and similar items. This does not include used book stores, antique stores, sales of used farm or construction equipment, junk dealers, scrap/dismantling yards, sales of used cars or other vehicles, or pawn shops.

**2.85.5—Riparian Vegetation.** Vegetation that is next to, or affected by, water sources such as rivers, creeks, lakes, springs or other natural watercourses.

**2.86—Rooming House.** A dwelling other than a hotel, where lodging or meals for three (3) or more persons is provided for compensation.

**2.87—Runoff.** Water originating from rainfall, irrigation or other sources that flows over the land, building, pavement or other surfaces to drainage facilities, rivers, streams, springs, seeps, ponds, lands, wetlands or the San Francisco Bay.

**School - public and private (land use).** A public or private academic educational institution. Illustrative examples of these uses include: boarding school; community college, college, or university; elementary, middle, or junior high school; high school; and military academy. Also includes schools providing specialized education/training. Illustrative examples of these uses include: art school; business, secretarial, and vocational school; computers and electronics school; culinary arts; dance school; drama school; driver education school; and language school. Also includes facilities that offer specialized programs in personal growth and development (i.e., arts, communications, diet centers, environmental awareness, management, etc.). Does not include part-time religious instruction at places of worship. Does not include preschools and child day care facilities (see "Child Care Center"). See also the definition of "Studio - Art, Dance, Martial Arts, Music, etc." under "Personal Services" for smaller-scale facilities offering specialized instruction.

**2.88—Sensitive Area.** Areas located less than two hundred (200) feet away from a water resource including, but not limited to, a wetland, pond, river, the San Francisco Bay, or other bodies of water.

**2.90—Service Station.** Shall mean a facility or area limited to retail sales to the public, on the premises, of gasoline, motor oil and lubricants, motor fuels, travel aids, in-bay non-automatic car washing service, minor automobile accessories, and minor automobile repairs and servicing, but not including major automobile repairs such as engine rebuilding, clutch, transmission, or differential repairing, reconditioning of motor vehicles, collision services such as body, frame, or fender straightening and repair, upholstery work, tire recapping, conveyor-operated car-washing facilities, or overall painting of automobiles.

**2.92—Salvage or Wrecking Yard.** The storage of junk or salvage materials, including scrap materials and metals, or wrecked, disabled, or inoperative automobiles or other vehicles or parts of vehicles, machinery, or building parts, whether or not the sale of such salvage is made or proposed; and also including the dismantling or "wrecking" of vehicles or machinery of any type and the reconditioning of used building materials. The term salvage or wrecking yard shall not include incidental, concealed trash disposal facilities.

**2.92.4—Shared Parking.** Parking in a private facility which can be used by the general public free of penalty during at least one (1) of the following times: Monday through Friday, 8:00 a.m. to 5:00 p.m.; Monday through Friday 5:00 p.m. through 10:00 p.m. and all day on Saturday and Sunday and Holidays.

**2.92.4.1—Skilled Nursing Facilities.** An in-patient health care facility licensed and operated as a Skilled Nursing Facility under State of California [Department of Health Care Services] regulations.

**2.92.5—Source Control Measures.** Any project design features that aim to prevent stormwater pollution by eliminating or reducing the potential for contamination at the source of the pollution.

**2.92.6—Stormwater Site Design Measures.** Any project design features that reduce stormwater pollution by decreasing or slowing stormwater runoff or intercepting the flow of runoff across a series of contiguous impervious surfaces.

**2.92.7—Stormwater Treatment Measures.** Any engineered system designed to remove pollutants from stormwater by simple gravity settling of particulate pollutants, filtration, biological uptake, media adsorption or any other physical, biological or chemical process.

**2.93—Story.** That portion of a building included between the surface of any floor and the surface of the floor next above it, or, if there be no floor above it, then the space between the floor and the ceiling next above it. If the finished floor level directly above a basement or cellar is more than six (6) feet above finished grade, such basement or cellar shall be considered a story. If the lowest finished floor level is more than six (6) feet above natural grade, then the underfloor space shall be considered a story.

**2.94—Story, Half.** A partial story under a gable, hip, or gambrel roof, the wall plates of which, on at least two (2) opposite exterior walls, are not more than four (4) feet above the floor of such story, and the interior height of which, from the floor to the underside of the roof, does not equal or exceed seven (7) feet for more than forty (40) percent of the floor space. Diagrams depicting the measurement of a half story are included at the end of this article for illustrative purposes only.

**2.95—Street.** A public right-of-way 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 herein.

**2.96—Street Line.** The boundary between a street right-of-way and adjoining property.

**2.97—Structure.** Anything constructed or erected, the use of which requires location on or in the ground, or attachment to something having location on the ground, including swimming pools, but excluding driveways, sidewalks, patios, or parking spaces.

**2.98—Structural Alteration.** Any change in the supporting members of a structure, such as foundations, bearing walls, columns or girders.



**Tasting Lounge.** Establishment that offers the on-site consumption of wine or beer in connection with the marketing of wines or beer offered for sale on the premises. With the exception of wine and beer, no beverages or items containing alcohol shall be offered for sale or consumed on the premises. Non-alcoholic retail items associated with wine drinking such as wine glasses, decanters, ice buckets, toppers, serving implements, snack foods and non alcoholic beverages may also be offered for sale.

**~~2.100~~—Telecommunications Tower.** A self-supporting structure which supports equipment used to transmit or receive telecommunications signals, including, but not limited to, monopoles and lattice-like steel structures.

**~~2.101~~—Theater, Indoor or Outdoor.** A building or outdoor area used primarily for entertainment or educational purposes for participants or spectators. Typical examples of uses of theaters may include, but are not limited to, cinema, performing arts, private parties, and general assembly.

**~~2.101.5~~—Top of Bank.** The line where a distinct change in grade between the ravine of a creek or waterway and the surrounding topography is apparent. Where the top of banks are not distinguishable, the top of banks shall be as determined by the Engineering and Construction Division based on the adjacent slopes and/or the extent of riparian vegetation.

**~~2.102~~—Trailer.** Shall mean any unit used, or designed to be used, for living or sleeping purposes or both, and which is equipped with wheels for transporting such unit from place to place whether by motive power or other means.

**~~2.103~~—Trailer Park.** Shall mean any area, or tract of land offered to the public for the accommodation of any trailer, except recreational areas operated by agencies or areas used exclusively for the sale or storage of trailers.

**~~2.104~~—Trellis (also see Arbor).** An accessory structure that is attached to a main or accessory building, and that is substantially open to the passage of light and air on all sides that do not abut a main or accessory building, and that has a roof of typical lattice or a roof that is not less than sixty (60) percent open to the sky at any point across the entire structure. "Substantially open" sides of the structure shall also be not less than sixty (60) percent open at any point across each entire side.

**~~2.106~~—Use.** The purpose for which land or a building is designed, arranged, or intended or for which either land or building is or may be occupied or maintained.

**~~2.107~~—Use, Change of.** The replacement of an existing use by a new use, or a change in the nature of an existing use, but not including: a change of ownership, tenancy, or management where the previous nature of the use, line of business, or other function is not substantially changed. A change in the existing nature of the use may include, but is not

limited to, changes in the characteristics of the use or associated activities that are likely to result in increased impacts, such as noise, traffic or parking.

**2.107.5—Use, "Neighborhood Serving."** A use which primarily serves residents within the surrounding neighborhood.

**2.107.7—Vegetated Swale.** An open vegetated drainage channel that is designed to detain or infiltrate runoff volume associated with a water quality storm event, irrigation or other source of runoff.

**Vehicle/Equipment Rental (land use).** Rental of automobiles, construction equipment, motorcycles, recreational vehicles, trucks, and similar vehicles and equipment, including on-site storage and incidental maintenance that does not require pneumatic lifts.

**Vehicle/Equipment Repair (land use).** The repair of automobiles, trucks, motorcycles, mobile homes, recreational vehicles, or boats, including the sale, installation, and servicing of related equipment and parts. These uses include auto repair shops, body and fender shops, but exclude vehicle dismantling or salvage.

**Vehicle/Equipment Sales and Leasing (land use).** The sale, or leasing of automobiles, trucks, tractors, construction or agricultural equipment, mobile homes, and similar equipment, including storage and incidental maintenance and repair. This use does not include uses that exclusively rent vehicles (see Vehicle/Equipment Rental).

**Vehicle Parts - Retail Sales and Repair (land use).** The sale of vehicle equipment and parts. These uses include brake shops, oil change shops, auto glass sales, stereo and alarm sales, and tire sales, but exclude vehicle dismantling, salvage, tire retreading or recapping, or repairs performed by customers on-site.

**2.107.8—Watercourse, Protected.** A perennial or intermittent river, stream, creek, watercourse, waterway or channel within the incorporated limits of the City, which specifically includes and is limited to the following: (a) Cordilleras Creek upstream of Highway 101, and (b) Redwood Creek and its tributaries upstream of Highway 101 to Bradford Street and upstream of El Camino Real. A segment of a watercourse located within these defined boundaries but located within concrete channels or culverts, as may be determined by the Engineering and Construction Division, is not considered a protected watercourse.

**2.108—Wireless Communications Equipment Building.** A structure which houses accessory equipment for a wireless communications telecommunications tower, antenna, or similar device.

**2.109—Wireless Communications Facility.** The equipment and appurtenant structures necessary or appropriate for receiving telecommunications or radio signals from a mobile

communications source and for transmitting those signals to a central switching station which connects the mobile communications unit to a communications network; including, but not limited to, telecommunications towers, antennas, associated wireless communications equipment, and structures housing such equipment and appurtenances.

**~~2.110~~—Yard.** An open space on the same lot with a building, which open space is unoccupied and unobstructed from the ground upward, except as otherwise permitted in Article 32.

**~~2.111~~—Yard, Front.** A yard extending across the full width of the front of the lot and measured from the front line of the lot toward the nearest line of the building.

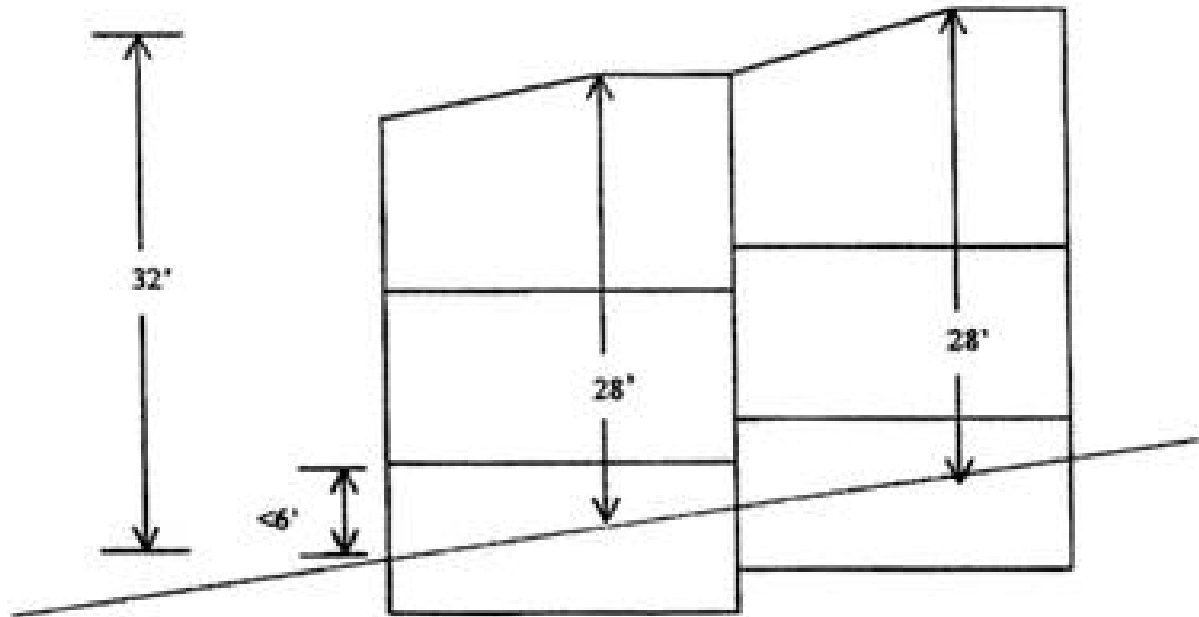
**~~2.112~~—Yard, Rear.** Except as otherwise provided in this article, a yard extending across the full width of the lot, adjacent to the rear lot line, and measured from the rear line of the lot towards the main building.

**~~2.113~~—Yard, Side.** A yard measured from the side line of the lot toward the interior of the lot and extending from the required front yard to the required rear yard, or rear lot line if no rear yard is required.

**~~2.115~~—Zoning Administrator.** The Planning Director of the City of Redwood City, or the designee of the Planning Director.

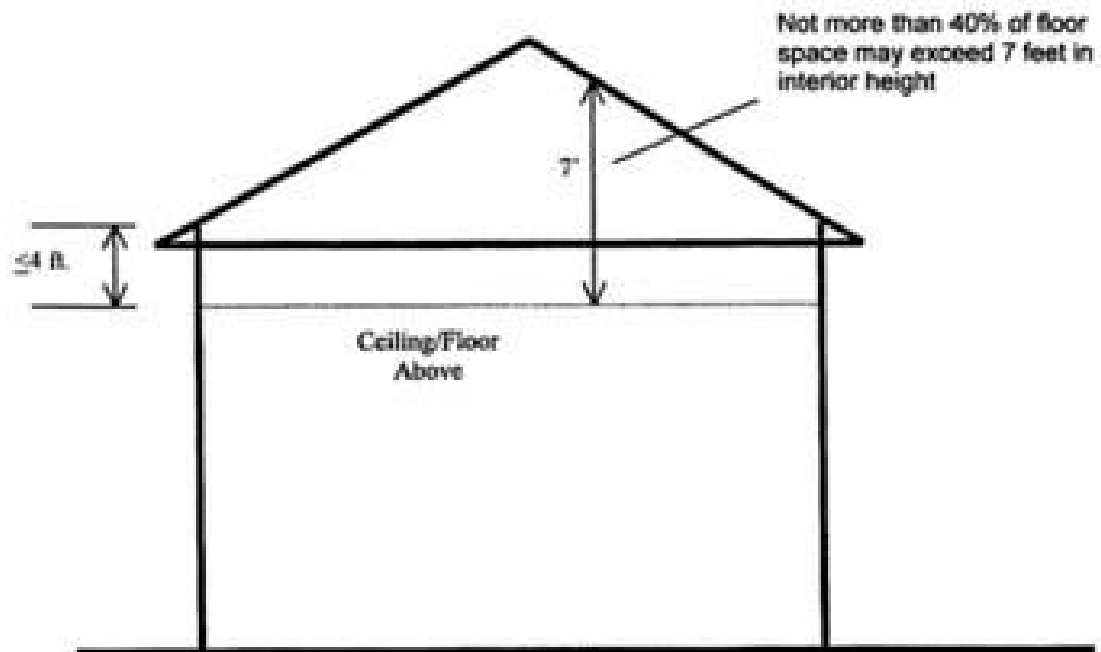
Example Diagram (Sec. 2.51)

### **Height of Residential Structures on Sloping Lots**

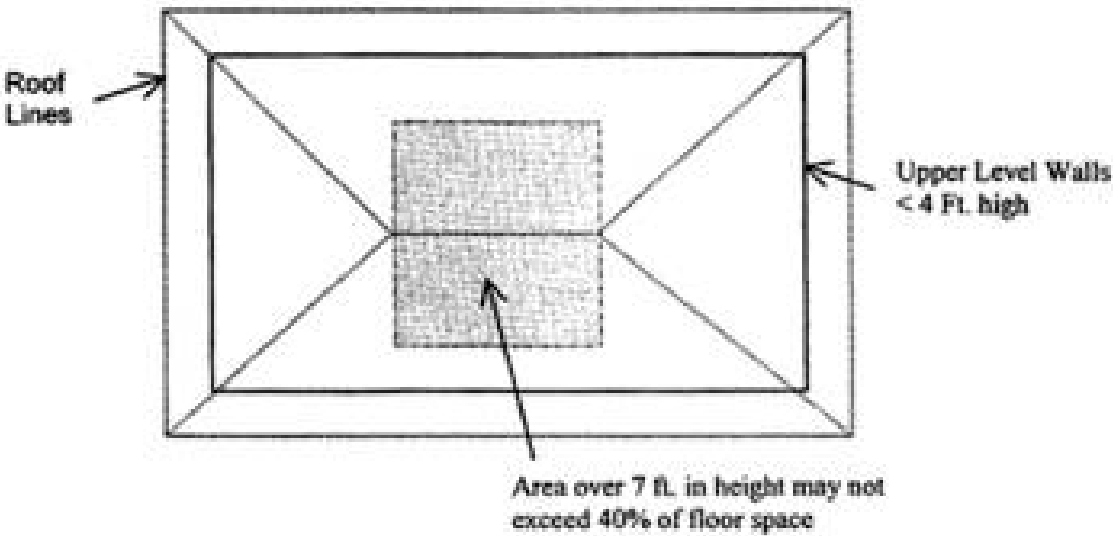


1. 28-foot max. height, measured from grade directly below any point on roof (stepped house with basement).

### MEASUREMENT OF HALF STORY (SEC. 2.94)



Section View



Upper Level Plan View

